

HOUSING ELEMENT

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**SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue
Santa Rosa, California 95403**

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of the Sonoma County Board of Supervisors
April 7, 1992**

Revised to Reflect amendments as of December 31, 1998

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1.0 INTRODUCTION

California law governing the content of housing elements states: "It is recognized that the total housing needs identified ... may exceed available resources ... Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated and conserved over a five-year time frame." Since Sonoma County's housing needs exceed available resources, the objectives, policies and programs of the Housing Element represent the maximum feasible commitment of resources to address identified needs. In the absence of an express mandatory obligation imposed by state or federal law, language contained in the Housing Element which may be construed as the self-imposition of a mandatory duty upon the county pursuant to Government Code Section 815.6 or other provisions of law shall not be construed as mandatory; rather, it shall be construed as permissive in nature.

1.1 PURPOSE

The Housing Element of the general plan is a detailed statement of housing goals, objectives, policies and programs for unincorporated areas of Sonoma County. The element is based on a comprehensive assessment of current and projected housing needs, and on an analysis of market, environmental, governmental and other factors which affect the extent to which those needs are satisfied.

The purpose of the element is to provide information to the public on housing issues, and to serve as a guide for decision-making by elected and appointed officials over the time frame of the general plan.

Notwithstanding the goals, objectives, policies, and programs of this Housing Element, development applications accepted as complete for filing prior to April 7, 1992 may be considered consistent with the Housing Element if such application is determined to be in effect at the date of filing. The purpose of this provision is to provide for the orderly transition and equitable treatment of development applications submitted in accordance with the Housing Element in effect at the date of filing.

1.2 RELATIONSHIP TO OTHER ELEMENTS

The Housing Element is coordinated with the Land Use, Public Facilities, Open Space and Agricultural Resources elements. Housing Element policies promote housing consistent with the various designations set forth in the Land Use Element. Possibilities for farm family and farmworker housing are also provided in accordance with the Agricultural Resources Element.

However, in some instances, programs calling for further study of specific housing issues may lead to future recommendations for policy change that cannot be assessed for consistency at this time. Consistency determinations on such recommendations will be made on a case-by-case basis in conjunction with the review of specific program proposals.

1.3 SCOPE AND ORGANIZATION

The Housing Element is organized in six sections: Section 1 includes an evaluation of the 1984-90 housing program, and identifies areas where the previous Housing Element was not effective in meeting the county's housing goals. Section 2 analyzes the factors affecting housing in Sonoma County, including constraints to housing production. Sections 3 and 4 set forth a policy framework for the construction of new housing, and the conservation and rehabilitation of existing housing which could be available to all segments of the county's projected population. Section 5 analyzes special housing needs, and provides policies to address those needs. Section 6 provides a five year housing program (1990-1995) implementing the housing policies contained in Sections 2, 3, 4, and 5.

1.4 CITIZEN PARTICIPATION

The content of the Housing Element reflects formal and informal input from a variety of sources. A principal source was the Housing Element Advisory Committee, appointed by the Board of Supervisors. This

Committee consisted of the members of the Community Development Committee, whose composition and permanent duties with respect to the Housing Element are set forth in Housing Element Program No. 9. Over a four month period, the committee reviewed the 1984-90 housing programs and solicited public comments on issues and potential policies. It considered the element prior to its submission to the Planning Commission, Board of Supervisors and California Department of Housing and Community Development (HCD). All committee meetings were announced and open to the public. Two specific meetings were scheduled to consider issues relating to the homeless.

Following Committee review and approval, the draft element was the subject of public hearings before the Planning Commission and the Board of Supervisors. These hearings were advertised in the newspaper. Copies of the draft element were made available for public review at the Planning Department and at nine regional libraries. Copies were distributed to agencies and individuals concerned with housing issues.

Other sources of input included contacts with residential lenders, developers of low and moderate income housing, utility districts, staffs of other departments of Sonoma County government and of city planning agencies within the county, and with the California Department of Housing and Community Development (HCD). The Planning Department gratefully acknowledges the contributions of all these individuals and agencies to the Housing Element.

2.0 REVIEW AND REVISION OF 1984-90 HOUSING ELEMENT/SUMMARY OF 1990-95 HOUSING ELEMENT

2.1 STATE MANDATED REQUIREMENTS

State law (Government Code 65588) requires that a General Plan Housing Element be reviewed and updated at least once every five years. The law also provides a time certain by which this update and revision must be completed. For Sonoma County, the state-mandated deadline is July 1, 1990. This review is required to:

1. Evaluate the effectiveness of the existing Housing Element in attaining the County's housing goals and objectives;
2. Assess housing needs and evaluate resources and constraints relevant to the maintenance, development and improvement of housing; and
3. Set forth a five-year schedule of actions the county is undertaking or intends to undertake to implement housing policies and achieve housing goals and objectives.

In addition, special attention is also required with respect to the construction of new affordable housing and the loss of affordable housing in the coastal area of the county.

2.2 REVIEW OF THE EFFECTIVENESS OF THE 1984-90 HOUSING ELEMENT

The goals for new construction of affordable housing during the 1984-90 period are summarized below in Table HE-1 on page 95.

Table HE-3 on page 102 illustrates actual dwelling unit construction from 1985-89 and number of affordable units.

During the public meeting conducted to evaluate the 1984-90 Housing Element, it was found that:

- 1) Generally, the county's Housing Element programs were successful beyond the established targets, resulting in the provision of rental subsidies for 1041 units and rehabilitation of 209 rental and 263 owner-occupied dwelling units.
- 2) The current land use and zoning programs -- Density Bonus, Second Unit, and Temporary Farmworker Housing -- will not be sufficient to meet the 1990-95 housing goals. New land use and zoning programs for affordable housing will be required.

**TABLE HE-1 NEW CONSTRUCTION OF AFFORDABLE HOUSING NEEDED
IN THE UNINCORPORATED AREA 1984-90 DETERMINED BY
ASSOCIATION OF BAY AREA GOVERNMENTS**

Unincorporated Area	INCOME LEVEL				
	Very Low	Low	Moderate	Total	%
Total Need: 1980-90	1,452	1,005	1,173	3,630	(100.00)
Construction: 1980-84	56	151	43	250	(6.9)
Net Need: 1984-90	1,396	854	1,130	3,380	(93.1)
Source: Housing Element, September 30, 1986, Table 4.1					

- 3) Current programs concerning the homeless are very expensive in order to meet the needs of homeless persons and families. More emphasis should be placed on job training, job placement, available social services, and a focus on the responsibilities of the families in order to provide assistance for securing permanent housing.
- 4) The loss of almost 200 units of low income housing which were converted to market rate housing because below market interest rate federal loans were paid off was viewed as a serious issue (resale and rental agreements for these units were terminated upon repayment of the loans). New State and Federal legislation is required to assure that these units remain affordable. Local government alone, in particular counties are unable to afford to purchase significant numbers of these units as a means of retaining them as affordable housing.
- 5) The numbers of affordable units listed in Table HE-2 on pages 96-100 include second dwellings as well as primary dwellings which were developed with either incentive or financial assistance. It should be noted that additional units constructed during that period without such assistance may have qualified as moderate income priced housing (e.g. All apartment construction and some single family dwellings).
- 6) The affordable units reported represent only those constructed in the unincorporated areas of the county. The Community Development Commission also administers housing programs for seven cities within the county. This cooperative effort is consistent with the County's policies concerning city-centered growth and resulted in the construction of several hundred additional affordable units within Sonoma County's cities.
- 7) Funding for several affordable housing projects approved for development in the unincorporated areas of the county was not used. These unused funds from tax exempt mortgage bond revenues totaled \$6,682,350.00.

Table HE-3 on page 102 details the results of the 1984-90 Housing Element.

2.3 CHANGES REQUIRED TO INCORPORATE WHAT HAS BEEN LEARNED FROM REVIEW OF THE 1984-90 HOUSING ELEMENT

The Housing Element Advisory Committee recommended that the Housing Element express a commitment to provide a continuum of housing for the homeless, which, in conjunction with social, medical and job training services provided by several of the County's departments and agencies, will enable the current homeless population to obtain permanent affordable housing. The changes required concerning the issue of housing are further expressed in the objectives, goals, policies, and programs set forth in the remaining sections of the Housing Element.

Table HE-2 PROGRESS REPORT ON HOUSING ELEMENT IMPLEMENTATION 1984-90

Program	Addreses Housing Objectives(s)	Target Population(s) and/or Area(s)	Responsible Agency(ies)	Funding Source	Time Frame (fiscal years)	1984-90 Program Objectives(s)	RESULTS
1) General Plan Update	Supply and geographic distribution of housing; production of affordable housing.	Unincorporated areas.	Planning Dept.	Dept. budget	1985-87	Adoption of updated General Plan elements	General Plan amendment adopted March 23, 1989. Population and housing estimates may be inaccurate. Ad Hoc Committee appointed to review and revise population and housing estimates which will be incorporated into the General Plan by amendment thereto.
2) Specific Plan Updates	Supply and geographic distribution of housing; production of affordable housing.	South Sonoma Valley (Areas 1 & 2), Forestville and Sonoma Mountain	Planning Dept.	Dept. budget	1986-88	Adoption of updated specific plans	(1) General Plan repealed targeted specific plans because adequate planning is provided by the general plan for the target areas. (2) The new specific plan will be updated for the coastal area.
3) Urban Land Monitoring Program	Supply and geographic distribution of housing.	Urban service areas.	Planning Dept.	Dept. budget	1985-86 and ongoing	Establishment of ongoing monitoring program.	Deferred until Ad Hoc Committee reports on data and 1990 census results available.
4) Annual Report on Wastewater Management	Supply and geographic distribution of housing.	Unincorporated urban service areas.	Planning and Public Works Departments	Dept. budgets	1985-86 and ongoing.	Preparation of annual reports.	Annual report required.
5) Second Dwelling Unit Ordinance and Monitoring	Supply and geographic distribution of housing.	Unincorporated areas.	Planning Dept.	Dept. budget	1984-85 and ongoing.	Ongoing evaluation of ordinance; continuation of monitoring program.	(1) County enacted ordinances 3511 and 4087 based on an evaluation of issues concerning second dwelling units. (2) Monitoring of second dwelling units continuing.
6) Community Development Committee	Production of affordable housing	Low and moderate income households; countywide	Community Development Commission	Agency budget	1984-85 and ongoing.	Input to Board of Supervisors regarding affordable housing problems.	At least 50% of (DBG dollars allocated for housing. CDC continues to provide information to Board on affordable housing issues.
7) Density Bonus Ordinance and Monitoring Program	Production of affordable housing.	Low and moderate income households; unincorporated areas.	Planning Dept.	Dept. budget	1984-85 and ongoing	Preparation and adoption of ordinance and monitoring of development activity.	(1) County enacted Ordinance No. 3947 (December 1988) to codify the County's policy for density bonus pursuant to Government Code Section 65915. (2) Ordinance 3947 must be amended to comply with amendments to Government Code Sections 65913.4, 65915, and 65917. (3) The Community Development Commission currently monitors density bonus agreements.
8) Zoning Ordinance Revision	Production of affordable housing.	Unincorporated areas.	Planning Dept.	Dept. budget	1985-87	Preparation and adoption of revised Zoning Ordinance.	Hearings to adopt revisions underway (Board of Supervisors).
9) Subdivision Ordinance Revision	Production of affordable housing	Unincorporated areas.	Planning Dept.	Dept. budget	1985-86	Preparation and adoption of revised Subdivision Ordinance.	Must be further revised to comply with changes in state law. May be included in 1991-92 department work program.

PROGRESS REPORT ON HOUSING ELEMENT IMPLEMENTATION 1984-90

Program	Addressee Housing Objectives(s)	Target Population(s) and/or Areas(s)	Responsible Agency(ies)	Funding Source	Time Frame (fiscal years)	1984-90 Program Objective(s)	RESULTS
(10) Administration Coordination, and financing of Assisted Housing	Production and conservation of affordable housing.	Low- and moderate-income households; countywide (including all cities except Santa Rosa).	Community Development Commission	Agency budget	1984-95 and ongoing.	Administration and coordination of housing programs, including financing assistance.	Density Bonus Program implemented, Section 8 Program implemented, CDBG Program implemented, Mobile Home Rent Stabilization Ordinance enacted, Mortgage Revenue Bond Program implemented.
(11) Housing Mediation and Referral Services	Elimination of housing discrimination; conservation of affordable rental housing.	Unincorporated Areas.	Sonoma County Rental Information and Mediation Services (SCRIMS)	Agency budget (Community Development Block Grants)	1984-85 and ongoing	Develop mechanism for rental mediation service in FY 1985-86; continuation of anti-discrimination services.	SCRIMS provides mediation and assistance with fair housing complaints. Average cases/year = 2500. SCRIMS has applied for additional Federal Fair Housing funds.
(12) Coastal Development Guidelines	Conservation of affordable housing.	Low- and moderate income households; coastal zone.	Planning Dept.	Dept. budget	1985-86	Amendment of Coastal Specific Plan to include guidelines for determining the feasibility of replacing affordable housing units proposed for demolition or conversion	Budget constraints delayed review currently proposed for FY 1990.
(13) Mortgage Revenue Bond Programs	Production of affordable housing.	Low- and moderate income households; unincorporated areas.	Community Development Commission	Revenues from sale of tax-exempt bonds.	1984-90	250 owner-occupied units; 550 multi-family rental units (20% for low and moderate income households)	705 (county) 965 (cities except Santa Rosa) Total = 1670 units The Tax reform act of 1986 has reduced incentives for developers.
(14) FHA Loans (Section 515)	Production of affordable rental housing.	Low- and moderate income households; unincorporated rural	Community Development Commission	Agency budget for administration; federal funds for	1985-90	125 multi-family rental units.	16 (county) 106 (cities) Total = 122

PROGRESS REPORT ON HOUSING ELEMENT IMPLEMENTATION 1984-90

Program	Addresses Housing Objective(s)	Target Population(s) and/or Area(s)	Responsible Agency(ies)	Funding Source	Time Frame (fiscal years)	1984-90 Program Objective(s)	RESULTS
15) Farmworker Housing	Production of affordable farmworker housing.	Farmworker households; unincorporated rural areas.	Community Development Commission	Agency budget for administration; federal FmHA 514/516 and state Farmworker Grant programs for funding.	1985-90	75 farmworker rental units.	\$120,000 FY 87-89 CDBG to CHDC for development of 40-60 farmworker units. See No. 25: BHDC is developing 15 units.
16) Self-Help Housing Loans	Production of affordable housing.	Low- and moderate income households; unincorporated rural areas.	Community Development Commission; Burbank Housing Development	Agency budgets for administration; FmHA and state Urban & Rural Pre-Development	1984-90	50 single-family ownership units.	56 Units (county) 40 Units (City of Santa Rosa) Goal exceeded by 46 units.
17) MCD Rental Housing Construction Program	Production of affordable rental housing.	Lower-income, elderly and handicapped renter households.	Community Development Commission	Agency budget for administration; state MCD funds for loans.	1984-90	80 multi-family rental rental units.	40 Units (county) 182 Units (cities) Total = 222 Units Goal was exceeded.
18) HUD Section 8 Rent Subsidies	Reduction of excessive housing expenditures.	Lower-income renter households countywide, (including all cities except Santa Rosa).	Community Development Commission	Federal funds for administration and rent subsidies	1984-90 and ongoing	125 rental units (in addition to 1984 existing units).	475 Units. Total now operating is 1516 units.
19) HUD Section 8 Rent Subsidies (Moderate Rehabilitation)	Reduction of excessive housing expenditures; rehabilitation of substandard units.	Lower-income renter households countywide, except Santa Rosa.	Community Development Commission	Federal funds for administration, rehabilitation loans and rent subsidies.	1984-95 and ongoing	60 rental units (in addition to existing units).	13 Units There were no additional HUD allocations.
20) HUD Conventional Public Housing	Production of affordable rental housing.	Very low-income renter households; unincorporated areas.	Community Development Commission	General fund for referendum; agency budget for administration, federal funds for construction.	1986-87	40 rental units	The County's Article XXIV Referendum precluded public housing. BHDC has developed the bulk of affordable housing.

PROGRESS REPORT ON HOUSING ELEMENT IMPLEMENTATION 1984-90

Program	Addresses Housing Objective(s)	Target Population(s) and/or Areas	Responsible Agency(ies)	Funding Source	Time Frame (fiscal years)	1984-90 Program Objective(s)	RESULTS
21) HUD Section 202 Loans	Production of affordable rental housing.	Lower-income elderly and handicapped persons; unincorporated.	Community Development Commission;	Agency budget for administration; federal funds for loans and rent subsidies.	1985-90	45 rental units.	40 Units (county)* 225 Units (cities) Total = 265 Units Some tax credits and CHFA used.
22) HUD Section 8 Rent Subsidies (Aftercare)	Conservation of affordable rental housing.	Handicapped persons; countywide (including Santa Rosa).	Community Development Commission	Agency budget for administration; state funds for subsidies.	Ongoing	50 rental units (in addition to existing unit).	No new aftercare units offered by either HUD or the State.
23) Abatement of Substandard Farmworker Housing	Conservation of affordable housing; rehabilitation of standard units.	Farmworker households; unincorporated areas.	Building and Public Health Departments; County Counsel	Dept. budgets	1985-86	Clarify code enforcement responsibilities and procedures.	Administrative changes have resulted in appropriate results.
24) Shared Housing Information Service	Reduction of excessive housing expenditures.	Low- and moderate income, single parent and elderly households.	Community Development Commission	Agency budget	1984-85 and ongoing.	Provide information and referral services regarding shared housing opportunities.	CDC maintains referral lists.
25) Farmworker Housing Needs Assessment	Production of affordable housing.	Farmworker households.	City of Healdsburg; County of Sonoma; Burbank Housing Development Corporation	Community Development Block Grant	1984-85 and ongoing.	Completion of Healdsburg area study; consideration of similar studies in other areas.	Need assessment completed. A task force continues to meet in effort to produce additional farmworker units. (DBG/SHOC farmworker family housing in Sonoma Valley - 16 units.
26) Revision of Anti-Discrimination Language in Contracts and Agreements	Elimination of housing discrimination.	Unincorporated areas.	Community Development Commission; Planning Dept; County Counsel	Agency budgets.	1984-85	Revise anti-discrimination language to include all forms of discrimination prohibited by state law.	All contracts contain anti-discrimination language.

*Final site selection may be Robert Park.

PROGRESS REPORT ON HOUSING ELEMENT IMPLEMENTATION 1984-90

Program	Addresses Housing Objectives(s)	Target Population(s) and/or Areal(s)	Responsible Agency(ies)	Funding Source	Time Frame (fiscal years)	1984-90 Program Objective(s)	RESULTS
27) Emergency Shelter Program	Expansion of emergency shelter facilities.	Homeless persons countywide.	Sonoma County Council of Community Services	Agency budgets.	1985-90	Add 88 emergency shelter beds countywide; monitor emergency shelter requests.	CDC received \$126,000 in Federal Emergency Shelter Grant funds. Helped preserve beds. 25 new beds in the unincorporated county. Provided joint funding for an additional 200 beds within cities.
28) Code Enforcement	Improvement of housing quality; energy conservation.	Unincorporated areas.	Building and Public Health Depts.	Dept. budgets.	1984-90 and ongoing	Enforce all adopted health and construction codes.	
29) Redevelopment Projects	Conservation and production of affordable housing; rehabilitation of substandard housing.	Windsor, Roseland and Sonoma Valley Redevelopment Project Areas.	Community Development Commission	Sale of tax-increment revenue bonds.	1984-90	Conserve, produce and rehabilitate affordable housing; quantified objectives to be determined.	Bonds were sold. 20% set aside for housing.
30) HUD Rental Rehabilitation Program	Conservation of affordable rental housing.	Lower-income renter households countywide (including all cities except Santa Rosa).	Community Development Commission	Agency budget for administration; federal funds for rehabilitation.	1984-90	165 rental units.	209 units (through September 1989). Exceeded goal.
31) Owner-Occupied Rehabilitation of substandard housing		Lower-income households; targeted unincorporated areas.	Community Development Commission	Community Development Block Grants.	1984-90	175 units.	263 units (through September 1989). Exceeded goal.
32) Design Review Manual	Housing production; neighborhood conservation.	Unincorporated areas.	Planning Dept.	Dept. budget.	1984-85	Preparation and publication of manual providing design review guidelines.	Guidelines developed and available.
33) Solar Access Ordinance	Energy conservation.	Unincorporated areas.	Planning Dept.	Dept. budget.	1985-86	Preparation and adoption of ordinance permitting dedication of solar easements.	See comments. Subdivision Ordinance.

2.4 SUMMARY OF THE HOUSING ELEMENT PROGRAMS

The Housing Element includes policies and programs which:

- 1) Provide the housing at all socio-economic levels consistent with the population and employment projections of the General Plan.
- 2) Provide the widest possible range of programs to encourage production of affordable housing, including Density Bonus, Housing Opportunity, Mixed Use, and Second Unit programs.
- 3) Provide special rules, incentives, and deferment or reduction of fees, to promote production of low and very low income housing, accompanied by such restrictive policies and regulations as necessary to assure initial and long-term affordability.
- 4) Will revise planning and zoning standards to encourage the construction of rental ownership units below market rates with binding resale controls to prevent "profiteering" and to assure continued affordability at future resale.
- 5) Provide special policies to encourage construction of farm worker housing.
- 6) Will permit transitional housing in any urban residential zoning district without the requirement of a conditional use permit.
- 7) Target funding for rehabilitation of the existing housing stock.
- 8) Provide protection of existing mobile home parks.
- 9) Designate selected areas as Housing Opportunity Areas where density increases, and development incentives could result in the production of low and very low income housing inside urban service areas.
- 10) Provide for the maximum utilization of land designated for medium and high density use.
- 11) Provide for a re-evaluation of the county's population projections and related housing policies.
- 12) Provide for an examination of the county's development standards which might influence the cost of housing.

3.0 HOUSING COSTS

Two different forms of housing costs are distinguished: the costs to producers of providing housing services and the costs to individuals and households of consuming housing services and the rising cost of land. Consumer costs include expenditures required to own and occupy a home or the expenditures necessary to occupy rental housing. The goals and policies address issues concerning the proportion of household income relative to housing costs; the effects of market and governmental factors affecting production costs and consumer expenditures, and the supply of housing at price and rent levels which are affordable to low and very low income households.

Provision of a sufficient number of new affordable units to meet the County's housing goals is dependent on the housing market, which can be assisted by the County through: a Housing Opportunity Area ordinance, density bonuses, mixed use zoning, second units, and year-round farmworker housing. These measures are provided in the following policies in this section and programs listed in Section 7. Specific measures that reduce production costs, such as reduced development standards and reduced fees or fee waiver are also provided.

TABLE HE-3 DWELLING CONSTRUCTION 1985-90

DETACHED SINGLE FAMILY
(INCLUDING MOBILE HOMES)

Planning Area	1985	1986	1987	1988	1989	Total by Area
1. Coastal	128	105	138	130	151	652
2. Cloverdale	17	20	15	16	23	91
3. Healdsburg	172	139	239	903	1064	2517
4. Russian River	79	61	55	57	64	316
5. Santa Rosa	360	370	507	218	191	1646
6. Sebastopol	143	132	93	109	89	566
7. Rohnert Park/Cotati	42	43	57	47	29	218
8. Petaluma	54	49	48	67	45	263
9. Sonoma	<u>177</u>	<u>180</u>	<u>169</u>	<u>332</u>	<u>193</u>	<u>1051</u>
Total by Year	1172	1099	1321	1879	1849	7320 - 135

(There were 135 demolition permits for the reporting period.)

7185
Net

MULTI-FAMILY

Planning Area	1985	1986	1987	1988	1989	Total by Area
1. Coastal	0	0	0	0	0	0
2. Cloverdale	0	0	0	0	0	0
3. Healdsburg	60	0	0	7	0	67
4. Russian River	34	0	0	4	24	62
5. Santa Rosa	310	40	2	51	17	420
6. Sebastopol	6	0	0	0	0	6
7. Rohnert Park/Cotati	0	0	0	0	0	0
8. Petaluma	0	0	0	0	0	0
9. Sonoma	<u>166</u>	<u>79</u>	<u>90</u>	<u>38</u>	<u>33</u>	<u>406</u>
Total by Year	576	119	92	100	74	961

(There were no demolition permits for the reporting period.)

AFFORDABLE UNITS

		Very Low - Low	Low-Moderate	Total
Ownership	Single Family	0	112	112
Rental	Multi-Family	370	576	946
	Total	370	688	1058

Sources: Sonoma County Building Inspection Department, Sonoma County Community Development Commission.

3.1 DEFINITIONS

Very Low Income Household, means a household whose gross annual income is not more than 50 percent of the median income for Sonoma County as established by the U.S. Department of Housing & Urban Development (HUD), adjusted for household size.

Lower Income Household, means a household whose gross annual income is not more than 80 percent of the HUD median income, adjusted for household size.

Moderate Income Household, means a household whose gross annual income does not exceed 120 percent of the HUD median income, adjusted for household size.

Affordable Rental Housing, means rental housing which costs not more than 30 percent of 60 percent of HUD median area income for a lower income household, adjusted for household size, and, not more than 30 percent of 50 percent of HUD median area income for a very-low income household, adjusted for household size; assuming that the household size will equal the number of bedrooms contained in the unit, plus one.

Affordable Ownership Housing, means home ownership housing which costs not more than 30 percent of the maximum income as established by HUD for very low, lower, and moderate income households, adjusted for household size; assuming that household size will equal the number of bedrooms contained in the unit, plus one.

3.1.1 Qualification for Incentives

In order to qualify a project for density bonus or other incentives, the project must include the minimum percentage of affordable units required under the density bonus ordinance, or under the Housing Opportunity Area program. The applicant must demonstrate that each required affordable housing unit complies with the income requirements set out in section 3.1, above.

3.1.2 Ownership and Rental Requirements

In general, ownership housing is intended for those moderate income households earning up to a maximum of 120 percent of the median income. Ownership and rental housing is intended to house lower income households earning up to a maximum of 80 percent of the median income. Rental housing is also intended to house very low income households earning up to a maximum of 50 percent of the median income.

3.1.3 Affordable Housing Agreement Required

In exchange for subsidies for construction of housing affordable to moderate, low- and very-low income households, the developer shall execute an Affordable Housing Agreement, pursuant to regulations set out in Chapters 26 and 26C of the Sonoma County Code.

A majority of the financial institutions and lenders which make or insure construction and long-term loans on affordable housing projects will not make such loans where a project is subject to locally-imposed long-term affordability restrictions. Therefore, to ensure that the requirements for long-term housing affordability will not impede the financing necessary to ensure the construction of new affordable housing projects, the Board of Supervisors may subordinate the Housing Affordability Agreement as provided for in chapters 26 and 26C of the Sonoma County Code.

3.2 GOVERNMENT CONSTRAINTS TO THE PRODUCTION OF HOUSING

3.2.1 Land Use Controls

In addition to development procedures required by the State of California (Environmental Review, Subdivision Approvals, Rezoning, Zoning Variances, General Plan Amendments and Building Codes), the County insures compliances with Zoning Ordinances, imposes design review and local development fees.

The Zoning Ordinance contains provisions for planned development which act as "performance planning" and which allow great flexibility in unit type and lot size, and which may in turn accommodate increases in density. The County has adopted a density bonus policy designed to comply with Chapter 4.3, Section 65915 of the State Planning and Zoning Law, (with the exception of amendments effective January 1, 1991: See Program Number 9, page 152).

The County permits manufactured homes in all zoning districts that permit conventional housing. Therefore the County's land use policies are not seen as a constraint to the development of affordable housing in Sonoma County.

Design Review consists of project review of landscape design and architectural design for projects providing more than 4 apartment units. The review requires approximately 12 weeks. Some subdivision projects are referred for design review which is conducted within the application or plan-check process, adding no additional processing time.

3.2.2 Building Codes and Enforcement

Building codes are not a constraint to residential development. New construction is required to meet Uniform Building Code regulations, but there is no ongoing systematic enforcement of building codes on existing dwellings. Existing units are inspected only when complaints are received by the County. Certain types of additions require the applicant to bring the building (or part of it) up to current codes.

3.2.3 Fees and Other Exactions

Development application fees are considered service user charges.

Charges are based upon the estimated cost to provide the services of evaluating each project application to assure conformance with the adopted General Plan, Subdivision, and Zoning ordinances, and other adopted County Planning policies, as well as State law and the California Environmental Quality Act. Also provided are public hearing notices, a summary of all referral agency comments and requirements, a brief written analysis of the proposed project including a written Initial Study of project environmental impact, and other required environmental documents.

Each service charge includes direct labor, supervision, clerical/secretarial support, mapping and drafting support, computer and copying machine service and maintenance costs, proportionately allocated.

It is estimated that the application fees will cover only 30% of the actual cost of providing the above mentioned services. On the other hand, processing fees for major subdivisions and apartment projects represent an insignificant fraction of the total project costs. The current cost for processing an application for a 20 lot major subdivision is \$1300, or a per unit cost of \$65. The current cost for processing an application for a 22-unit apartment project is \$650, or \$30 per unit.

The County (and other local agencies) assess a number of fees that affect the development and cost of housing in the county. Water, sewer, and permit fees are similar to those charged in Sonoma County cities. A park dedication fee is charged to acquire park acreage consistent with the growth of the population.

The average amount of residential development fees for a single family dwelling is \$14,000 per unit (see Table HE-4 on page 105).

3.2.4 On- and Off-Site Improvements

The County, like most other jurisdictions in the North Bay Area, requires for urban residential projects which are discretionary, that on- and off-site improvements, e.g., streets, curbs, gutters, sidewalks, street trees, drainage, water, sewer, power and communications utilities be provided. These requirements are comparable to provisions in neighboring jurisdictions. Community Development Block Grant funds have also been used to fund certain of these improvements.

TABLE HE-4 ILLUSTRATIVE PER UNIT DEVELOPMENT FEES

Parkland Fee	\$ 750
Road Fee	3000
Fire Protection (1)	170
Drainage (1)	1640
School Impacts	2500
Sewer	2800
Water	2610
Building	610
TOTAL	14080

(1) Fire protection and drainage fees are only required for developments within the Windsor Urban Service Area.

All standards for public improvements (i.e., street widths, sidewalks, storm drains) are set forth in the Sonoma County Code.

3.2.5 Local Processing and Permit Procedures

Government constraints to the production of housing are minimized in the unincorporated area by the following:

- 1) Application fees which are related directly to the cost of processing the application, and which are in line with other jurisdictions in the area.
- 2) Application processing times which follow the time requirements established by State law.
- 3) Concurrent processing of multiple applications (e.g. use permit, tentative subdivision map) which are required for a single development proposal.
- 4) The use of both a Planning Commission and a Board of Zoning Adjustments, each of which meets twice a month, to decide use permit, rezonings and tentative maps.
- 5) A subdivision committee which meets weekly to decide parcel maps and conduct preliminary review of tentative maps.
- 6) A design review committee which meets weekly to decide applications not subject to use permit, but which require environmental review pursuant to the Public Resources Code Section 21000 et seq.
- 7) A "rapid check" review of building plans by the Building Inspection Department for non-complex one-story construction; and a "quick check" process for second units.
- 8) Annual permit processing seminars to inform the construction community concerning the processing of applications.

- 9) Standardized pre-approved building plans for seasonal farmworker housing units.
- 10) A Zoning Ordinance provision that generally permits the location of manufactured homes on permanent foundations in all zoning districts that permit single-family dwellings.

The Housing Element includes the following measures which will further reduce the Government constraints to the production of affordable housing.

- 1) Establishment of Housing Opportunity Areas which provide incentives, or allow higher densities without General Plan amendments or rezoning.
- 2) Establishment of small home-lot standards for the production of housing affordable to moderate income households.
- 3) Consideration of standardized plans for year-round farmworker housing.
- 4) Evaluation of residential development fees with respect to the cost of housing.
- 5) A commitment to evaluate standards for on- and off-site improvements as they relate to the costs of housing.
- 6) A re-evaluation of the county's population and housing projections when the pertinent data from the 1990 census is available, including consideration of increasing densities within Urban Service Areas from what is currently permitted by the land use maps.

3.3 NON-GOVERNMENTAL CONSTRAINTS

3.3.1 Cost of Housing Construction

Market forces most significantly affect the cost of housing. Escalating land prices and construction costs, and high interest rates, are major contributors to the ever increasing cost of housing in the San Francisco Bay Area. (See Tables HE-5 through HE-11 on pages 107-114), including a comparison of the sales prices of single family dwellings and condominium units throughout the county, set forth in Table HE-10 on page 111.

3.3.2 Availability of Financing

Interest rates for home financing and rental development have a crucial effect on the affordability of housing in the county. Mortgage interest rates have leveled off in the last few years, after the extremes of the early eighties. (However, in the same period of time, supply and demand forces have drastically increased the purchase price of homes.) The County works closely with Burbank Development Corporation to build below-market rate ownership housing. As nonprofit agencies, they can secure the most favorable financing possible, usually utilizing California Housing Finance Agency (CHFA). Financing opportunities are summarized in Table HE-11 on page 114.

3.3.3 Rental Trends

In 1980, median countywide gross rent (including utilities) was \$289. Rent trends since 1980 have been identified in two surveys, conducted in 1982 and 1984 by the Santa Rosa Housing Authority and the Sonoma County Community Development Commission. The surveys consisted of a random sampling of 1,246 rental units (71 single-family units and 1,175 multi-family units) and included allocations for utility costs.

Timing of rent increases, as well as average annual rates, is important. The Sonoma County Rental Information and Mediation Services (SCRIMS) has received reports of increases of as much as 100

TABLE HE-5 ILLUSTRATIVE FINANCING COSTS (1)

Detached Single Family Dwelling
Sales Price \$190,441

Type of Loan	Down Payment, Closing Costs, Points, Fees	Monthly Payment
30 Year Fixed (10.5% + 2 points + \$200 Loan Fee)	\$27,100	\$ 1,705

Planned Unit Development (Attached)
Sales Price \$120,000

Type of Loan	Down Payment, Closing Costs, Points, Fees	Monthly Payment (2)
30 Year Fixed (10.5% + 2 points + \$200 Loan Fee)	\$16,365	\$ 1,138
30 Year Adjustable (8% + 1.5 points + \$200 Loan Fee)	\$15,824	\$ 843

Notes: (1) All numbers rounded.
(2) Includes property tax and insurance impounds.
(3) Assumes 10% down payment.

(May 1989)

TABLE HE-6
THE IMPACT OF MORTGAGE INTEREST RATES ON MONTHLY HOUSING COSTS
AND HOUSEHOLD INCOME REQUIRED TO QUALIFY FOR A HOME MORTGAGE

Interest Rate	Monthly Payment (1)	Income Required (2)	Income Required as Percent of Median (3)
Detached Single Family House, \$190,441			
9.5%	\$ 1,479	\$53,244	132%
10.5%	1,705	61,380	152%
11.5%	1,834	66,024	163%
12.5%	1,964	70,704	175%
13.5%	2,097	75,492	187%
Planned Unit Development (attached housing), \$120,000			
8%	\$ 843	\$30,348	75%
9%	1,019	36,684	91%
10%	1,098	39,528	98%
11%	1,178	42,408	105%
12%	1,261	45,396	112%

Notes: (1) Assumes 10 percent down payment; includes property tax and mortgage/hazard insurance impounds.

(2) Income required for monthly payments to equal 30% of gross household income.

(3) Based on 1990 countywide median income of \$40,300.

Source: Sonoma County Planning Department

(May 1989)

TABLE HE-7
ILLUSTRATIVE PER UNIT PRODUCTION COSTS FOR
A DETACHED SINGLE FAMILY DWELLING IN A SUBDIVISION

LAND COST: (including site improvements)	\$80,000	(42%)
DIRECT CONSTRUCTION COSTS:	75,000	(39%)
SALES AND MARKETING	9,500	(.05%)
PROFIT AND OVERHEAD	25,500	(13%)
SALES PRICE	190,000	(100%)

Source: Department of Planning (May 1989)

TABLE HE-8
ILLUSTRATIVE PRODUCTION COSTS
APARTMENT PROJECT

Project Description

Area: 1.5 acres
Zoning: R3 High Density Residential District
Units: 22 apartments, 800 square feet
Land Use: Urban Residential, 15 dwelling units per acre
Utilities: Public sewer and water

Development Costs

Land Cost: 22 units @ 10,000/unit	\$ 220,000.00
Architecture/Building Plans	30,000.00
Engineering/Improvement Plans	33,000.00
County Fees:	
Design Review	435.00
Environmental Review	189.00
Health Department	45.00
Building Permit (22 units @ \$15,000) (Sewer, Water, School, Traffic, Park, etc.)	330,000.00
Construction Costs (20,000 square feet @ \$45/square foot)	900,000.00
Subtotal	\$1,513,669.00
Capital Fund Costs (3.0%)	45,410.00

TOTAL

1,559,079.00

* Note: Total does not include cost of legal fees, marketing, holding costs, or profit.

continued on next page

(TABLE HE-8 Continued)

AVERAGE COST PER UNIT

Total Project Cost	\$1,559,079.00
Number of Units	22
Average Cost Per Unit	\$70,867/unit

Source: Department of Planning

(February 1991)

TABLE HE-9
COMPARISON OF TYPICAL RENTS IN SONOMA COUNTY: 1984/1990

Unit Size	1984 Monthly Rent	1990 Monthly Rent	Percent Increase	Rent Per Year (1990)
Studio	400	475	18.7	5,700
1 Bedroom	420	550	30.9	6,600
2 Bedroom	440	650	47.7	7,800
3 Bedroom	565	875	54.8	10,500
4 Bedroom	578	970	67.8	11,640

* To maintain housing costs at 30% of income (does not include utility costs).

Source: Community Development Commission

TABLE HE-10
COMPARISON OF HOME PRICES

Following are the median resale prices of home sales closed during October in Sonoma County as reported to the Sonoma County Multiple Listing Service. The median price means half of the homes cost more, half less.

Single Family Residences

	October 1990 All Homes	January 1990 All Homes	% Change	October 1990 3 Bedroom Home
All Sonoma County	\$188,000	\$185,750	+1.2	\$183,850
California Median	\$188,060			
Bay Area Median	\$247,190			

Condominiums

Area	October 1990	January 1990
Santa Rosa	\$132,500	\$123,000
Petaluma	\$173,500	\$156,475
Cotati-Rohnert Park	\$118,150	\$112,950
California Median	\$141,350	

Source: Press Democrat, January 6, 1991

percent with only the 30-day legal minimum notice to tenants. Although such increases typically occur after long periods of stable rents, or after sale of rental property, their impact on low- and moderate-income tenants can be severe. Impacts are intensified by high moving costs, which typically include any net loss on deposits from the current rental unit and payment of first and last month's rent plus deposits on the new unit in addition to the costs of moving household goods.

3.4 OVERPAYMENT FOR HOUSING

Table HE-12 on page 115 presents ABAG and Census data which estimate the number and percentage of households at each income level that paid over 30 percent of their annual income for housing. Information is presented for both owner and renter households.

3.5 THE ROLE OF NON-PROFIT HOUSING DEVELOPERS

Non-profit housing development corporations can often participate in joint venture affordable housing projects with for-profit developers. In such a relationship, project costs may be reduced as a result of non-profit developers access to funding which would not otherwise be available to for-profit developers.

In addition, some non-profit housing developers are experienced in the management of affordable rental housing development.

A list of such non-profit developers who have expressed an interest in developing or managing affordable housing in Sonoma County may be obtained from the Sonoma County Community Development Commission.

Table 2-8 MORTGAGE RATES
Interest Rates Published by North Bay Title Company

Banks and Savings & Loans

Lender	30 yr. fixed	30 yr. adj.	15 yr. fixed	Comments
Allied Savings Bank	9.75 1.87 + \$300	7.375 1.75 + \$425	9.25 2 + \$300	
American Savings	10 2 + \$250	7.95 1.5 + \$250	9.55 2 + \$250	8.95% adj. - 0 pts/40 year
Bank of America	10 1.625 + \$200	7.5 1.5 + \$0	9.625 1.875 + \$200	Pre-approved loans. Quick Qual. Construction loans.
Citibank	9.75 2 + \$275	6.75 1.5 + \$275	9.5 2 + \$275	80% 20 - F-fixed & adjustable - 30/5 conv 9.125% '0' pt loan available
Citizens Federal	9.75 1.75 + \$345	8.5 1.875 + \$345	9.375 1.75 + \$345	Portfolio lender. Up to \$750,000 ARMS. Ratios 40/45. Locks available.
Codding Bank	9.875 2 + \$250	8.125 2 + \$250	9.625 2 + \$250	Construction loans available.
Continental Savings	9.75 2.75 + \$350	7.5 1.5 + \$350	9.375 2.75 + \$350	30/7 - 9 + 2.5 pts. 30/5 - 8.75 + 2.5 pts 1st time home buyer loan amount \$241,250 5% down and no PMI.
Eureka Bank	9.875 1.75 + \$250	6.95 1.5 + \$250	9.625 1.75 + \$250	
Exchange Bank	9.875 2 + \$300	7.5 2 + \$300	9.5 1.5 + \$300	29 yr. amort. 7 yr. due 9.5% + \$300.
First Nationwide Bank	9.75 2 + \$250	7.625 1.5 + \$250	9.375 2 + \$250	'0' pt. loans available 2 step loan @ 9 + 2 pts. Convertible option on all adj. 5 yr. fxd 1 million @ 10.125%.
Great Western Bank	10 2 + \$250	7.45 2 + \$250	9.7 2 + \$250	
Home Fed Bank	9.875 1.5 + \$200	7.95 1.5 + \$250	9.625 1.5 + \$200	Free pre-qualifier. Fixed rate 30/5 @ 9%. No points equity loan - FRM and lines of credit.
Home Savings	9.9 1.5 + \$250	8.25 1.5 + \$250	9.45 2 + \$250	No. app. or appraisal fee. 20% down quick qual- no PMI 60 day lock. 40 yr loans available. '0' pt loans available. 7/23 loan avail.
Luther Burbank Savings	Call	8.375 1.75 + \$250	Call	Const/Permanent loans avail. Loans on improved building lots. Ask about comfortable ARM for jumbo SFR.
Natl Bank of Redwoods	9.5 2 + \$250	6.9 0 + \$250	9.125 2 + \$250	Construction, land and commercial loans avail.
Northbay Savings Bank	9.625 2 + \$0	8.375 1.5 + \$0	9.125 2 + \$250	Const. owner/occupied 10.875% & spec. @ 11%. Jumbo fixed avail. 30/5 = 8.875%, 2.5 + \$200. REMLA member.
San Francisco Fed S&L	10 2 + \$200	7.5 1.5 + \$200	9.75 2 + \$200	80% quick qualifier. Two step = 9.25%, 2 + \$200. 90% no PMI. 30 due in 7 = 9.375%, 2 + \$200. PERS loan available.
Sonoma National Bank	9.75 1.5 + \$275	Call	9.5 1.75 + \$275	10.255% fixed residential construction; adj. comm. real estate amortized 30 due in 12 yr. \$100K to \$1,500,000.
Summit Savings	9.5 2 + \$250	7.5 1.5 + \$250	9.25 2 + \$250	Construction loans, owner occupied. Fixed rate 2nds no pts. '0' pt. easy qualify to \$500,000.
Wells Fargo Bank	9.625 2 + \$280	8.375 1.5 + \$280	9.375 2 + \$280	No opening cost on seconds and equity lines up to \$50K. \$99.00 for \$50K-\$200K.
West Cal National Bank	9.55 2 + \$400	Call	9.35 2 + \$400	Call David R. Scott, Asst. VP/loan officer for const. sfr, apts, comm's, 2nds, swings, bridges, gaps and specialty lending.
Windsor Oaks National Bank	10.125 2 + \$250	7.95 1.5 + \$250	9.5 2 + \$250	30 year amort. due in 5 @ 10.125% + 1 pt. Call us with your special property problems.
World Savings Loan	10.125 2 + \$150	7.5 0 + \$150	9.95 2 + \$150	7.95% start rate avail. No PMI on 90% loan. 20% quick quality. Non-owner quick quality available. Bi-weekly loans. No appraisal fee.

11th District Federal Home Loan Bank Cost of Funds Index 8.044%
1-Year Treasury Constant Maturities 6.78%

Guide to chart:

Numbers quoted under each interest rate are points and fees charged on the loan. Each point is one percent of the entire loan.

Fees are non-refundable application charges.

Adjustable rate loan acronyms: ARM, AML, GPARM, MARM, CAML

Caps: Allowed changes in an adjustable rate that may be annual or over the loan's lifetime.

No neg: No negative amortization.

COE: Close of escrow.

GEL: Growing equity loan.

LTV: Loan to value.

Amo: Amortization.

Listed interest rates are not a commitment by any lender to loan at a particular rate. Rates are subject to change without notice. The loans represent rates for purchases and not necessarily for refinances. Persons interested in a loan should call for more information.

January 1991

Mortgage Companies

Lender	30 yr. fixed	30 yr. adj.	15 yr. fixed
Action Investments	9.625 2 + \$250	6.9 0 + \$250	9.125 2.25 + \$250
Allandale Mtg. Co.	9.625 2 + \$300	6.9 1 + \$250	9.25 1.5 + \$300
All Pacific Mortgage	9.75 1.5 + \$250	7.5 1 + \$350	9.375 1.5 + \$250
American Residential Mortgage	9.625 2	7.875 2	9.25 2
Amenmac Sentry Mortgage	9.625 2 + \$295	7.5 2 + \$295	9.25 2 + \$295
Analy Mortgage	9.75 2 + \$350	6.9 0 + \$360	9.375 1.875 + \$300
ARCS Mortgage Company	9.5 2 + \$250	7.25 2 + \$275	9.25 2 + \$275
Aston Financial	9.75 1.5	6.95	9.25 2
Babikirk and Associates	9.75 2 + \$250	6.9 0 + \$250	9.5 2 + \$250
Bear Financial	9.75 2 + \$300	6.9 0 + \$250	9.375 2 + \$300
Breen Mortgage Company	9.625 2	6.9 0	9.375 2
Brookwood Mortgage	9.375 2 + \$450	8.875 1.75 + \$250	9 2 + \$450
Cal Bay Mortgage	9.75 2 + \$315	6.9 1.5 + \$315	9.5 1.5 + \$315
Capital Concepts	9.625 2 + \$250	6.9 1.5 + \$300	9.25 2 + \$250
Central Pacific Mortgage	9.5 2 + \$325	7.25 1.5 + \$300	9.125 2 + \$325
Certified Mortgage Company	9.625 1.75 + \$250	6.95 1.875 + \$250	9.25 2 + \$250
Countywide Funding	10	7	Call
Cypress Financial	9.625 2 + \$250	6.9 0 + \$250	9.25 2 + \$250
The Daniels Group	9.75 1.75 + \$295	7.5 1.875 + \$250	9.5 1.875 + \$295
Empire West Mortgage Company	9.5 2 + \$250	6.9 2 + \$250	9.25 2 + \$250
Fountain Grove Mortgage	9.625 2 + \$250	7.875 2	9.375 2
GMAC Mortgage Company	9.75 2 + \$260	7.125 2 + \$250	9.5 2 + \$260
Hardin Mortgage & Investments	9.625 2 + \$250	6.95 2 + \$250	9.375 2 + \$250
Hillside Mortgage Company	9.625 2.25 + \$295	7.375 2 + \$295	9.25 2 + \$295
IMCO Realty Services	9.75 2	7.125 2	9.375 2

Investor's Trust	9.75 2 + \$295	6.9 0 + \$295	9.375 2 + \$295
J.M. Mortgage	9.5 2 + \$450	6.95 .75 + \$425	9.25 2 + \$300
Monument Mortgage	9.5 2 + \$260	6.9 0 + \$360	9.25 1.75 + \$360
Mortgage 2000	9.625 1.75	6.9 0 + \$360	9.25 1.75 \$360
NBR Mortgage/Santa Rosa Mortgage	9.5 2 + \$250	6.95 0 + \$250	9.125 2 + \$250
New Age Mortgage	9.5 2.5 + \$250	6.9 0 + \$250	9 2.625 + \$250
Nor-Cal Mortgage	9.75 1.75 + \$300	6.9 0	9.25 1.75 + \$300
North Coast Home Loan	9.5 2 + \$350	6.9 0 + \$300	9.125 2 + \$350
Paramount Investments	9.75 2 + \$250	7.25 2 + \$200	9.25 2 + \$250
Republic Mortgage	9.625 2	6.9 0	9.25 2
Ryan Mortgage	9.75 2 + \$250	6.9 0	9.25 2 + \$250
Sahie Financial	9.5 2	6.9 5	9.125 2
Sequoia Pacific Mortgage	9.625 2.5 + \$385	6.9 0 + \$385	9.5 1.25 + \$385
Sonoma Capital	9.625 2	7.25 2	9.25 2
Sonoma County Mortgage Company	9.375 1.5 + \$250	6.95 1.5 + \$425	9 1.5 + \$250
Sun Pacific Mortgage	9.625 2 + \$250	6.9 .5 + \$250	9.375 2 + \$260
Tenax	9.625 2 + \$250	6.9 0 + \$250	9.25 1.5 + \$250
Trad Mortgage	9.625 2.5 + \$300	7.5	9.5 1.25 + \$300
Western Pacific Loans	9.75 1.5 + \$250	6.9 0 + \$250	9.375 1.5 + \$250

TABLE HE-12
LOWER INCOME HOUSEHOLDS OVERPAYING FOR HOUSING

# of Lower Income Households Owning	# of Lower Income Households Renting	# of Lower Income Households Overpaying (Owners)	# of Lower Income Households Overpaying (Renters)	Lower Income Owners Overpaying	Lower Income Renters Overpaying
23,273	27,135	8,111	18,852	35%	69%

Source: 1980 Census, ABAG Projections 1989

3.6 GOALS, OBJECTIVES AND POLICIES; HOUSING COSTS

Goal HE-1a: Effects of County Policies on Production Costs. Policies, regulations and procedures should not add unnecessarily to the costs of producing housing while assuring attainment of other objectives regarding provision of infrastructure and services to accommodate residential development and conservation of agricultural, environmental and scenic resources.

Goal HE-1b: Consumer Expenditures. Encourage the attainment of a housing expenditures:income ratio that is not excessive for households with very low, low or moderate income.

Objective HE-1.1: Production of New Assisted Housing Affordable to Very-Low, Low- and Moderate-Income Households: Assist in the provision of 1,819 housing units which shall be limited to occupancy by qualified very-low, low- and moderate-income households; the prices or rents for these units shall be set at levels which are affordable to households with very low, low or moderate incomes.

Objective HE-1.2: Affordable Rental Housing: Maintain or reduce the 1990 proportion of very-low, and low-income renter households paying more than 30 percent of income for housing.

The following policies, in addition to those included in the Land Use, Public Facilities, and Circulation and Transit elements shall be used to accomplish these objectives:

HE-1a: Financial Assistance to Stimulate New Housing Production: Use available federal and state funding programs to provide financial assistance for promotion and production of new housing for low- and moderate-income sectors of the market for which builders and developers would not find new construction feasible without assistance.

HE-1b: In addition to the current provisions set forth in the Land Use Element and the Zoning Ordinance, the County shall consider enacting a Density Bonus Ordinance for commercial and industrial areas, pursuant to Government Code Sections 65917.5.

HE-1c: Allow a density bonus and provide another development incentive in accordance with the provisions of Government Code Section 65915 et seq., to encourage the development of housing affordable to very low- and low-income households. The requirements for affordability and rental costs and housing rental agreements set forth in Section 3.1 shall be met for any such units.

The county shall amend its density bonus ordinance to reflect changes in state law (Chapter 842, Statutes of 1989). These amendments shall provide additional incentives for development of housing for very low- and low-income families, strengthen the requirement for rental agreement, and extend the terms of certain

rental agreements to ensure proper long-term affordability.

A recordable housing agreement between the county and the developer shall be required for any project where a density bonus is granted. The housing agreement shall provide for the long term affordability of the housing by low and very-low income households, in accordance with the requirement set forth in Section 3.1 on page 53.

The density bonus shall apply to housing developments consisting of five or more dwelling units.

HE-1d: Re-evaluate existing standards and evaluate any future revisions to zoning and subdivision ordinances and building regulations (including all construction codes) with respect to their potential impacts on housing costs. Revised ordinances, regulations and procedures should continue to adequately protect the public health, safety, and general welfare, but otherwise not add unnecessarily to housing production costs.

HE-1e: Encourage the use of cost-saving design and construction techniques - such as clustering, zero-lot line development, manufactured housing, owner-built housing and Class K housing - by maintaining and revising ordinances and regulations to accommodate these techniques effectively.

HE-1f: When considering new residential development applications, the need for affordable housing shall have priority over amenities which are not required to ensure health and safety, or to mitigate environmental impacts. The cost of amenities or design features required should be the minimum necessary to achieve their purpose.

HE-1g: To increase the likelihood that construction financing will be approved for lower-income affordable housing projects, the Board of Supervisors may defer payment of fees for housing units affordable to lower or very low income households. Any such deferral shall comply with the applicable provisions of Chapters 26 and 26C of the Sonoma County Code.

HE-1h: Continue to allocate a significant proportion of annual community development block grant funds to programs which address the housing needs of very low-, low- and moderate-income households pursuant to the requirements set forth in Section 3.1 on page 103.

HE-1i: Development of housing affordable to very low-, low- and moderate- income households is a high priority for reuse of government-owned lands declared surplus, provided such lands are environmentally suitable and have access to necessary public services, and that any proposed development is consistent with general plan policies.

HE-1j: Make the fullest possible use of federal and state resources to assist the production of housing units for occupancy by households with very low, low or moderate incomes. Additionally, continue to utilize mortgage revenue bonds or other mortgage-backed securities to the extent possible to obtain revenues to assist in production of very-low, low- and moderate-income housing. Such assistance may be provided to housing developers and/or to qualified homebuyers. Priority shall be given to non-profit housing developers.

HE-1k: Ensure that housing assisted directly or indirectly by public funds be constructed in a variety of urban locations throughout the unincorporated county, with no undue concentration in any limited geographic area.

HE-1l: Production of affordable rental housing shall have the highest priority in the utilization of revenues from the sale of mortgage-backed revenue bonds. Since such housing will of necessity be at higher densities, it shall be located within the unincorporated urban service areas. Where feasible or practical, utilize other incentives in combination with interest-rate reductions for this purpose: These incentives may include "write-downs" of land costs and fee reductions. Encourage and give priority to projects sponsored by non-profit organizations.

HE-1m: Notwithstanding the requirements for rent limits established in Section 3.1 and the County mobile home rent stabilization ordinance, blanket rent controls shall not be established for new or existing housing units other than mobile homes. However, the county shall attempt to discourage increases in residential rents that are not reasonably related to the costs of owning and maintaining rental property, including a reasonable return on rental property investments. Support the Sonoma County Information and Mediation Services, Inc. in situations where there are rent disputes.

HE-1n: Make the fullest possible use of state and federal programs administered by the Community Development Commission, which provide a portion of the rent payments on behalf of low and very low income households. Priority shall be given to households with very low incomes.

HE-1o: Encourage the continued availability of assisted rental complexes throughout the county so that such units would not convert to units which would not be affordable to low and very low income households.

HE-1p: Encourage affordable housing units to be dispersed among the county's urban service areas. Consider in the evaluation of each housing project where low or very low income housing is proposed whether the area in which the project is proposed is assuming a disproportionate concentration of low or very low income housing in relation to other urban areas.

HE-1q: Projects which include affordable to moderate, low or very low income households (as defined in Section 3.1) shall be given priority in processing over applications which do not provide for the construction of affordable housing. The Board of Supervisors may establish additional criteria concerning processing of such applications.

4.0 CONSTRUCTION OF NEW HOUSING

4.1 INVENTORY OF LAND SUITABLE FOR NEW RESIDENTIAL DEVELOPMENT

The county has conducted an analysis of the dwelling unit potential of vacant and under-utilized land within Urban Service Areas, designated in the Land Use Element and by zoning for residential use. The results of the survey are set forth in Table HE-13 on page 119. The zoning densities applied to land evaluated in Table HE-13 is set forth in Table HE-14 on page 120.

Urban Service Areas analyzed are where public sewer is available or is planned to be available and where public water may be available. These utilities, along with parks, schools, fire protection and other services are addressed in the Land Use and Public Facilities Elements.

The majority of land designated for urban residential use is situated in valley floors or on relatively flat plains which reduce the likelihood that development will be impacted by constraints such as slope stability, poor access, or fire hazard. Moreover, both the general plan and zoning provide area or parcel-specific density within the density range. The density summary in Table HE-14 is based on the parcel-specific map designations. In addition, the Housing Element includes housing programs which permit an increase in density above what is otherwise permitted by the listed ranges, where affordable housing is provided.

The land use inventory is analyzed in Section 4.3 on page 121 with respect to general plan population projections, regional housing needs, and the county's housing objectives. Land Use Element Objective LU-4.1 on page 36 requires that adequate infrastructure and public services be available with development.

It would be premature to argue or assume that Objective 4.1, adopted with the general plan update on March 23, 1989, will pose a limit on the county to implement its housing policies, particularly in light of this Housing Element which provides not only the state Density Bonus Program, but in addition, a Second Dwelling Unit Ordinance, a Mixed Commercial-Residential Use Program, and two local Housing Opportunity Area Programs. These programs will provide density increases above the general plan maps in areas where infrastructure is available and these programs require that a specified portion of the housing be affordable to moderate, low and very-low income households. The known infrastructure deficiencies concerning sewer and water are identified and discussed under the following sub-section 4.2.2 entitled Moratoria. The conclusion of the

discussion concerning moratoria is that such moratoria which might occur from time to time in various areas of the county are in most cases short-term in nature and in no case have such moratoria significantly inhibited residential development when considered in the five-year planning framework required for a Housing Element (see Tables HE-3 on page 102 and HE-18 on page 127). The determination set forth in Section 4.2.2 that the county can meet its quantified housing needs, coupled with the programs proposed to encourage and require the development of housing affordable to moderate, low, and very-low income households, should dispel an unwarranted argument that Land Use Element Objective 4.1 may preclude the county from meeting its quantified housing objectives or that as a result of Objective 4.1 the county will not be able to comply with the provisions of Government Code Section 65583, Subdivision (c).

4.2 CHANGES SINCE THE 1984 LAND USE INVENTORY

4.2.1 Windsor: Specific Plan/Incorporation

The county adopted a specific plan for the Windsor area in September 1986. The Windsor Specific Plan provides land use and zoning policies which, among other things, provide for urban residential development within the Windsor Water District, a special district for sewer and water service.

In November 1991, the electorate approved the incorporation of Windsor as the ninth city in the county. The incorporation of Windsor will reduce the land area available, but the demand for housing will likely be reduced as well. Because the incorporation affects not only the available land for development in the unincorporated area, but affects as well the regional housing needs, the county cannot adequately analyze the effect of the incorporation until the Association of Bay Area Governments (ABAG) re-evaluates the county's regional housing needs, pursuant to state law. The county is currently consulting with ABAG regarding the incorporation and will continue a dialogue with the regional agency, which has indicated that it will issue a preliminary determination in the spring or summer of 1992, and that the final determination will be reflected in the next housing needs determination to be issued in 1993. If sufficient data are available from ABAG prior to the 1993 publication of housing needs determinations, the county may consider an amendment of the Housing Element to reflect the changes. In the event that such data are not available, the county will address the incorporation issue in the next Housing Element revision.

4.2.2 Moratoria

Temporary moratoria are established in certain areas of the county periodically, based on documented threats to public health, safety or general welfare. Moratoria concerning the quality and quantity of the public water supply prohibited subdivisions and building permits in the urban service areas of Bodega Bay and Penngrove, each in effect for one year.

Temporary moratoria are currently in effect prohibiting subdivisions in two areas of the county; the Sebastopol Planning Area, and the Urban Service Area for Windsor. These moratoria have been in effect for one year and may be extended as necessary to protect the public health, safety and welfare. The moratorium effecting the Windsor area also limits the issuance of building permits. The moratorium in the Sebastopol Planning Area concerns rapid growth that exceed population projections established by the general plan. The moratorium in Windsor results from rapid development which is outstripping the ability of the Windsor Water District to continue to provide sewer service to new development.

The effect of these moratoria has been to slow the construction of housing to better conform to county housing goals and population and housing projections. The development trend in these areas is demonstrated by comparing the projected growth for the Healdsburg and Sebastopol Planning Areas as indicated in Table HE-15 on page 125, and the dwelling unit construction set forth in Table HE-3 on page 102.

These moratoria are interim measures which are needed to protect the public health, safety and welfare. In each case, in enacting the moratoria, the Board of Supervisors adopted findings which specifically described the threat to the public health, safety or welfare. Such interim measures are generally considered to fall

TABLE HE-13
REMAINING RESIDENTIAL DEVELOPMENT POTENTIAL IN URBAN SERVICE AREAS (1)

PLANNING AREAS	LAND USE CATEGORY	
	Rural Residential 1 unit per acre	Urban Residential 7-20 Dwelling Units Per Acre
	Urban Residential 1-6 Dwelling Units Per Acre	
1. <u>Coastal</u>		
a. Bodega Bay	509	158
b. Occidental	37	0
c. Sea Ranch	1,504	0
2. <u>Cloverdale</u>		
a. Geyserville	158	0
3. <u>Healdsburg</u>		
a. Windsor	5,549	1,862
4. <u>Russian River</u>		
a. Forestville	235	4
b. Russian River	646	76
5. <u>Santa Rosa</u>		
a. Larkfield/Wikiup	478	506
b. South Park	208	1,978
6. <u>Sebastopol</u>		
a. Graton	150	9
7. <u>Rohnert Park/Cotati</u>		
a. Penngrove	188	0
8. <u>Sonoma Valley (2)</u>	1,065	72
TOTALS	10,727	4,665

- (1) Remaining dwelling unit potential is based on the maximum densities permitted by the general plan (not including commercial [mixed uses]), within the urban service areas with public sewer and water services, depicted on Figure LU-2 on page 33, plus the existing non-conforming units, minus the total number of existing units.
- (2) Sonoma Valley includes the Unincorporated Communities of Glen Ellen, Eldridge, Agua Caliente, Boyes Hot Springs and El Verano.

(February 1991)

TABLE HE-14
RELATIONSHIP OF GENERAL PLAN
CATEGORIES AND ZONING DISTRICTS

General Plan Land Use Category	Zoning District
Urban Residential 1-6 dwelling units per acre	RR Rural Residential 1-2 dwelling units per acre
	R1 Low Density Residential 1-6 dwelling units per acre
	PC Planned Community 1-6 dwelling units per acre
Urban Residential 7-12 dwelling units per acre	R2 Medium Density Residential 7-12 dwelling units per acre
	PC Planned Community 7-12 dwelling units per acre
Urban Residential 12-20 dwelling units per acre	R3 High Density Residential 12-20 dwelling units per acre
	PC Planned Community 12-20 dwelling units per acre

outside the meaning assigned to an ordinance, policy or standard which directly limits, by number the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes (see generally Gov. Code §65584, Subs. (d)(1) and (2)). As indicated below, the county does not control the sewer service and water service in any of the effected areas, therefore the county can only respond to these potential threats to the public health through the imposition of building moratoria.

The Windsor Water District is the special district agency responsible for the operation of the sewage disposal system in the Windsor area. The Windsor Water District Board of Directors has approved a phased expansion of the sewage treatment plant. The first phase includes an expansion of the disposal facilities by February 1992, which will accommodate 1,150 dwelling units, and an expansion of the storage facilities by December 1992, at which time an additional 1,725 units potential will be realized. These measures are sufficient to meet the projected housing goals.

In Sonoma Valley, the Sonoma Valley County Sanitation District is responsible for the operation of the sewage disposal system. The district's Board of Directors recently relaxed the moratorium based on some conservation measures which could allow an increase in the sewage discharge and a resumption of some building in the area. It is anticipated that the district board will approve the preparation of an Environmental Impact Report to expand the sewage treatment facilities within fiscal year 92-93 and that actual construction would follow, with construction time estimated to be one to two years. The effect of these moratoria are discussed in the following section 4.3 on page 121 concerning general plan projections, regional housing needs, and the county's housing objectives.

4.2.3 Growth Management

A previously enacted moratorium concerning limitations on the sewage disposal system in the Sonoma Valley Planning Area was lifted and replaced by a residential growth management plan. The plan limits the development of housing in the Sonoma Valley planning area to ninety units per year, based on limitations of transportation, water supply, schools, solid waste disposal, and other governmental services, such as fire, police, criminal justice, mental health, and social and administrative services. In addition, the plan was enacted to implement the general plan policies concerning city-centered growth and protection of agricultural and resource land uses. The potential impacts concerning this growth program are analyzed under the discussion concerning the effect of moratoria discussed in Section 4.3.

4.2.4 Density Increases Where Affordable Housing is Provided

Notwithstanding the estimated number of units that could be developed under the current land use plan -- applying the land use category density standards reflected in Table HE-13 on page 119 -- the Housing Element also includes several policies and programs which will permit significant increases in the residential density where affordable housing is provided.

In that context, where the Land Use Plan provides for a density within the range of 7-12 units per acre, the Housing Opportunity Area policy would permit up to 24 dwelling units per acre, where 40 percent or more of the units are reserved for rent to low- or very-low income households. Similarly, where the land use plan designates a property for a density within the range of 12-20 units per acre, the Housing Opportunity Area policies would permit up to 30 units per acre where 40 percent or more of the units are reserved for rent to the same income groups. Where densities are generally prescribed within the range of 4-6 units per acre, the Housing Opportunity Area Policy would permit up to 11 units per acre where at least 20 percent of the units are reserved for rent to Low- or Very-Low Income households and the remainder are reserved for rent or sale to Moderate Income households. These programs are more fully described in the policies contained in this section.

4.3 CONSTRUCTION OF NEW HOUSING UNITS

4.3.1. General Plan Projections

The county's housing goals are based on an analysis set forth in Land Use Element Section 2.1.1 on page 20, entitled "Growth Projections, and Growth Policy," which section is incorporated herein by reference. Housing is also influenced by several specific policies in the Land Use Element concerning: City centered growth; phasing of rural and urban growth with the availability of adequate public services, open space between cities and communities, environmental suitability in locating and guiding rural development; protection of agricultural land; and preservation of scenic and biotic resources.

In that context, the housing projections, including a distribution of housing among the nine planning areas are set forth in Table HE-15 on page 125. The number of new housing units projected for the 15-year time frame of the general plan (1990-2005) is approximately 11,050. During that same period, an estimated 8,500 of these units will be annexed to cities, leaving a net increase in dwelling units of approximately 2,550 units in the unincorporated area.

The over-all housing goals for low- and very-low income affordable housing (1,621 of the total 3,683 units) expressed in Table HE-16 on page 126 can be accommodated within the remaining buildable lands within the Urban Residential 7-20 Dwelling Units Per Acre categories of the general plan (potential 4,665 additional units).

The moderate-income housing goals of 810 units can be accommodated within the remaining buildable lands within the Urban Low Density 1-6 Dwelling Unit per Acre category (potential 10,727 additional units).

4.3.2. Quantified Objectives

The Housing Element includes a number of Policies and Programs which are intended to define the county's

ability to meet the housing goals identified in Table HE-16. State law recognizes that the identified housing needs may exceed available resources and the community's ability to satisfy such needs within the context of the general plan. (Government Code Section 65583, Subdivision (b)(2)). Therefore, the objectives represents the county's best estimate of the potential effectiveness of its housing policies and programs possible under the general plan. The objectives for housing affordable to Moderate-, Low-, and Very-Low Income housing are expressed in Table HE-17 on page 126.

The majority of the parcels are presently developed with some structural improvements, typically a single family dwelling and appurtenances. This existing development has not hampered residential development, as evidenced in Table HE-3 on page 102. (In fact, Table HE-18 on page 127 indicates that the overall development of single family dwellings exceeded ABAG housing needs determination). With respect to affordability, the overall number of rental units showed a swift decline in 1986, following amendments to the federal income tax structure. Notwithstanding the reduction in annual construction of multi-family housing, the majority of this construction occurred on parcels which contained one single family dwelling. The buildout of parcels partially developed is usually accomplished by incorporating the existing single family dwelling into the project as opposed to removing it from the parcel. This integration has occurred by either designing around the existing dwelling, which is more likely where the development is proposed on a large parcel, or by relocating the existing dwelling to another location on the property. Therefore, existing partial development of parcels has not proven to be a detriment to the later buildout of such parcels.

In addition the Housing Element includes several policies which would favor the buildout of partially developed parcels. These policies will: (i) require the development of a parcel at the density shown on the general plan maps; (ii) promote infill development by permitting multiple residential structures to be located in single family areas where the resulting density is consistent with the general plan, and: (iii) permit significant increases in the residential density above what is otherwise permitted by the general plan maps, as an incentive where affordable housing is provided.

4.3.3. Regional Fair Share

Under California law, each local jurisdiction must plan to accommodate its fair share of housing. The law provides that the Association of Bay Area Governments (ABAG) make the determination of the fair share for each jurisdiction in the San Francisco Bay Area, including the County of Sonoma.

The ABAG housing needs determination for all income levels in the unincorporated area of Sonoma County, adjusted for actual construction in 1989 and 1990 is indicated in Table HE-18 on page 127. The regional fair share for housing affordable to low- and very-low income households (2,732 units) can be accommodated within the remaining buildable lands within the Urban Residential 7-20 Dwelling Unit Per Acre category,¹ and the regional fair share of housing affordable to Moderate-Income households can be accommodated within the available buildable lands designated Urban Low Density 1-6 Dwelling Units per Acre category.² Therefore, the general plan can accommodate the regional fair share of housing pursuant to the ABAG housing needs determination.

However, as indicated above in the sub-section concerning quantified objectives, the actual development of housing pursuant to ABAG housing needs determinations would likely exceed the available resources of the county to provide incentives or regulations required to meet the housing needs. If development were to occur at the levels determined by ABAG, it would be inconsistent with the general plan because such development within the 1990-95 period would exceed the general plan population and housing projections thereby creating conflicts among the Housing, Land Use, Circulation, Resource Conservation, and Public Facilities Elements. The general plan Land Use Element provides in Policy LU-1c on page 31 that the county will review and update population and economic growth projections and review the general plan as necessary when ABAG or other appropriate agencies complete their determinations of regional housing needs, subject to the county exercising its power "to make an independent assessment of its fair share of regional growth." In that context, the Housing Element includes Program 1 on page 151 which provides for consideration of an increase in population and housing projections during a general plan update when 1990 Census data are fully available.

¹ Table HE-13 on page 119 represents an inventory of development potential based on the general plan

maps. In addition two programs increase by right the density permitted by the general plan land use maps, where affordable housing is provided. The state Density Bonus law provides by right, a 25 percent density increase above the density permitted by the general plan and zoning for projects consisting of 5 or more units where a specified number of the pre-bonus units are reserved for rent to low or very low income households (Gov. Code §65915), and the county Housing Opportunity Area program will permit an increase in density of up to 100 percent over the mapped land use density, thereby increasing the density to range to between 11 and 30 units per acre, and require a specified percentage of the units to be affordable to moderate, low or very low income households, and provide the basis for the county's quantified housing objectives (Table HE-17, page 126). Therefore, these two programs: (i) increase the remaining development potential sufficient to meet the remaining housing needs; (ii) provide higher density to reduce housing per-unit costs, and; (iii) require that housing affordable to moderate, low and very low income households be developed.

For the purpose of analysis, even if the areas currently under temporary moratoria or growth management are excluded, namely Healdsburg (Windsor), Sebastopol (Graton), and Sonoma Valley (1,943 units total), the remaining potential in the 7-20 units per acre category under the land use plan is 2,722 units. That is less than one percent below the 2,732-unit remaining need identified by ABAG. Considering the effect of the state Density Bonus law and the county Housing Opportunity program, the remaining development potential could be increased sufficiently above the remaining housing needs. Moreover, in the case of the Sonoma Valley and Sebastopol Planning Areas, development is not totally denied, rather growth is merely managed within the context of the general plan projections and preference is given to projects which provide affordable housing.

² As indicated in footnote 1 above, even if the areas subject to temporary moratoria are excluded from the analysis of potential building sites, there exists a 3,963 unit potential, more than sufficient to meet the ABAG regional housing needs of 1,241 units for moderate income housing. It should be noted that a significant number of the 1,252 above moderate income units identified in the county's housing goals in Table HE-16 on page 126, are likely to be constructed outside of Urban Service Areas, and thus will not impact on the number of available sites identified in Table HE-13.

4.4 POPULATION DATA BASE UPDATE

This Housing Element is based on data resulting from a comprehensive update of the general plan, completed in March of 1989.

In November 1989, the Board of Supervisors considered a report on projected and actual growth in the county. Based on the data presented in that report, the Board of Supervisors impaneled an ad hoc committee to review and make recommendations concerning possible revisions to the general plan projections.

During the public hearings concerning the Housing Element, the Board of Supervisors expressed a desire to review the current population data as soon as is practically possible. Element provides in Policy LU-1c that the county will "[review and update population and economic growth projections (and) [review the general plan as necessary when ABAG or other appropriate agencies complete their determinations of regional housing needs," subject to the county exercising its power "to make an independent assessment of its fair share of regional growth." In that context, the Housing Element includes program number 1, which provides for consideration of an increase in population and housing projections during a general plan update when 1990 Census data are available.

The Department of Planning is currently reviewing available data and is awaiting receipt of additional data resulting from the 1990 decennial census. Once the data are available and the analysis completed, the Board will be able to review the revised data, and make any adjustments that the board determines are warranted.

In the interim period, the Housing Element is based on the projections included in the 1989 update. This is required to maintain internal consistency among the various elements of general plan, as required by state law. On the other hand, use of the current data on an interim basis will likely result in the construction of some new housing affordable to Moderate-, Low-, and Very-Low Income households during the interim period, which housing might not be constructed should the adoption of the Housing Element be delayed until the census data is available for analysis.

4.5 CITY-COUNTY COORDINATION CONCERNING AFFORDABLE HOUSING

As previously indicated, the general plan policies promote city-centered growth and the protection of agricultural land and resource uses. Testimony offered during the hearings concerning the Housing Element indicated that for housing to be affordable to moderate-, low- and very-low income households, residential density must be relatively high. To maximize the effectiveness of the general plan policies, and to insure the proper level of infrastructure, services and density required to develop affordable housing, the county will work with the cities to develop a county-wide housing plan to promote the construction of new affordable units primarily within city limits.

4.6 GOALS, OBJECTIVES, AND POLICIES; CONSTRUCTION OF NEW HOUSING

Goal HE-2a: Housing Supply. Encourage the construction of a supply of affordable housing adequate to accommodate projected household growth; the majority of which is located within urban service areas within the nine planning areas having adequate water and sewerage systems, in a manner which reflects growth in employment opportunities and environmental resources.

Goal HE-2b: Production of New Affordable Housing. Encourage production of new housing which will have prices or rents which are affordable to very-low, low- and moderate-income households.

Objective HE-2.1: Supply of New Housing Units: Zone for residential development sufficient land to meet the housing unit goal of 3,683 new housing units in unincorporated portions of Sonoma County between April 1, 1990 and March 31, 1995.

Objective HE-2.2: Geographic Distribution of New Construction: Encourage the distribution of new residential construction among the nine planning areas in a manner that reflects the projected distribution of employment opportunities and new households, as shown in Table HE-13 on page 119.

Objective HE-2.3: Emphasis on Residential Development Within Urban Service Areas: Locate the majority of new affordable units in unincorporated areas within urban service areas where water and sewer services are available. In addition, work with the cities to provide a county-wide housing plan which will provide for the majority of the higher-density affordable housing to be located within city limits, where a wider range of urban services are available. Should the Association of Bay Area Governments make available in a timely manner, data concerning the incorporation of Windsor, the County may consider incorporating such data prior to the next update of the Housing Element.

Objective HE-2.4: Market Production of Housing Affordable to Very Low, Low and Moderate Income Households: Utilize the objectives set forth in Table HE-17 on page 126 and encourage the housing market to construct at least 1,819 new dwelling units during the 1990-95 period with occupancy costs that are not excessive for households with very-low, low or moderate income as indicated in Section 3.1 on page 103.

The following policies, in addition to those included in the Land Use, Public Facilities, and Circulation and Transit elements shall be used to accomplish these objectives:

HE-2a: Funding of Public Services: To the extent practicable within designated urban service areas, finance improvements of public facilities and services needed to accommodate the projected residential growth using any available federal or state programs.

HE-2b: Policy for "Infill" Development. For parcels located within an Urban Residential 1-6 (dwelling units per acre) area, which are large enough in lot area to permit more than one dwelling but cannot meet subdivision criteria due to shape or other similar constraint, permit dwelling groups consisting of detached single family dwellings or manufactured homes, subject to the following:

- 1) That the density shall not exceed that permitted by the general plan land use category.
- 2) In the case of conventional construction, each proposed unit shall comply with the minimum requirements for the zoning district in which the property is located.

TABLE HE-15
HOUSING GOALS BY PLANNING AREA 1990-2005

Planning Area/City	1990			1990-2005		2005 Total Housing Units
	Existing Units			Production Needs		
	Year Round	Seasonal	Total	Year Round	Seasonal	
Sonoma Coast	3,165	1,520	4,685	579	830	6,094
Cloverdale	3,951	180	4,131	1,642	15	5,788
City of Cloverdale	2,216	47	2,263	945	0	3,529
Unincorp. Area	1,735	33	1,868	697	15	2,259
Healdsburg	11,617	340	11,957	5,982	0	17,939
City of Healdsburg	3,934	57	3,991	2,283	0	6,274
Unincorp. Area	7,683	283	7,966	3,699	0	11,665
Russian River	6,024	2,600	8,624	1,156	-100	9,680
Santa Rosa	65,693	920	66,613	15,002	30	81,645
City of Santa Rosa	49,605	540	50,145	13,827	0	71,405
Unincorp. Area	16,088	380	16,468	1,175	30	10,240
Sebastopol	9,727	300	10,027	1,670	0	11,697
City of Sebastopol	3,112	31	3,143	1,318	0	4,576
Unincorp. Area	6,615	269	6,884	352	0	7,121
Rohnert Park- Cotati	16,050	120	16,170	5,586	0	21,756
City of Rohnert Park	12,101	74	12,175	4,185	0	16,360
City of Cotati	1,962	14	1,976	818	0	2,895
Unincorp. Area	1,987	32	2,019	583	0	2,501
Petaluma	19,938	220	20,158	6,287	0	26,445
City of Petaluma	16,562	137	16,699	5,485	0	22,585
Unincorp. Area	3,376	83	3,459	802	0	3,860
Sonoma Valley	15,277	670	15,947	2,771	30	18,748
City of Sonoma	3,907	72	3,979	1,571	0	5,692
Unincorp. Areas	11,370	598	11,968	1,200	30	13,056
County Totals	151,442	6,870	158,312	40,675	805	199,792
All Cities	93,399	972	94,371	30,432	0	133,316
Unincorp. Areas	58,043	5,898	63,941	10,243	805	66,476

Notes: (1) Sources for 1990 data are the 1990 Assessor's Tax Roll (total units) and the 1980 census (seasonal units).

(2) Total units in 2005 equal to 1990 units plus 1990-2005 housing production needs, plus or minus adjustments for the 8,500 units projected to be annexed over the 1990-2005 period.

(3) Total 2005 units in the Russian River area incorporates the projected conversion of 100 seasonal units to year-round occupancy over the 1990-2005 period.

TABLE HE-16

HOUSING GOALS FOR NEW CONSTRUCTION 1990-95

By Income Category

Above Moderate Income	1,252 Units (34%)
Moderate Income	810 Units (22%)
Low Income	663 Units (18%)
Very Low Income	958 Units (26%)
TOTAL	3,683 Units

TABLE HE-17

SONOMA COUNTY GENERAL PLAN
HOUSING ELEMENT REVISION 1990-95
QUANTIFIED OBJECTIVES FOR NEW CONSTRUCTION
BASED ON EXISTING AND PROPOSED
LAND USE PROGRAMS

Income Level	Density Bonus	H.O. Type A	H.O. Type C	Mixed Use	Second Units	Year-Round Farmworker	Income Level Total
Very Low	108	100	40	50	150	100	548
Low	225	106	60	100	200	50	741
Moderate		130	400				530
Total Program Goals	333	336	500	150	350	150	1819

NOTE: Table HE-17 is intended to express the quantitative objectives for each of the land use housing policies and programs; and unless otherwise provided in a particular policy or program, the numerically expressed quantitative objectives may be modified by the Board of Supervisors if such modification will likely result in the attainment of the total goals for an income level category.

TABLE HE-18
ASSOCIATION OF BAY AREA GOVERNMENTS
HOUSING NEEDS DETERMINATION

INCOME GROUP	ABAG DETERMINED TOTAL NEED 1988-1995	CONSTRUCTION 1988-1989	REMAINING ABAG DETERMINED NEED 1990-1995
VERY LOW INCOME	1,703	34 ¹	1,669
LOW INCOME	1,179	114 ¹	1,063
MODERATE INCOME	1,375	134 ¹	1,241
ABOVE MODERATE INCOME	2,292	3,620	0 ²
TOTALS	6,549	3,902	3,973

¹ Estimates based on total Single-Family Units and Multi-Family Units produced in 1988 and 1989. Percentage of affordable units interpolated by comparing the five-year record of total multi-family building permits and the total multi-family affordable units (the affordable multi-family units represent 98 percent of the total of all multi-family units constructed during the 1985-89 period) in relation to the 174 total Multi-Family Units constructed in 1988 and 1989. It is estimated that 98 percent or 170 of the 174 units constructed during 1988-89 are affordable. A further assumption is made that 20 percent of the 170 units are affordable to very-low income households, 60 percent are affordable to low-income households, and 20 percent are affordable to moderate income households. An assumption is also made that 100 single family units are affordable to moderate income households, and 12 single family units are affordable to low-income households. (See Table HE-3 on page 102 concerning Dwelling Construction).

² Construction of above moderate income units exceeded ABAG Housing Needs Determination by 1,328 units. ABAG's fair share would exceed the rate of growth projected by the general plan. In the event that the projections are revised in the future, concurrent amendments to the Housing Element will occur along with amendments to the other elements of the general plan.

3) In the case of manufactured housing, that the development of the parcel comply with the Mobile Home Parks Standards and Mobile Home Standards of the Zoning Ordinance.

4) That a use permit is required for any such in-fill development project.

HE-2c: When the county receives the pertinent population housing data from the 1990 census and has an opportunity to analyze such data, including a reconciliation with the county assessor's housing data;

review and consider any appropriate update of the county general plan population and housing data. Should ABAG make available data in a timely manner concerning the incorporation of Windsor, the update may incorporate such data. In addition, during this process the county may also consider increasing the residential densities in Urban Residential Land Use Categories.

HE-2d: Continue to allow concurrent public hearings on those residential development projects which require multiple entitlements by allowing concurrent consideration of environmental documentation under CEQA.

HE-2e: Require construction of new units to replace any very low, low and moderate income housing in the Coastal Zone that is demolished or converted to condominium ownership. Replacement units shall be set aside for occupancy by very low, low and moderate income households and prices and rents shall be established at levels which are affordable to those households under procedures set forth in Section 3.1 on page 113.

HE-2f: The various housing assistance programs shall be administered by the Sonoma County Community Development Commission.

HE-2g: Provide for two types of Housing Opportunity Areas in addition to, and not in lieu of provisions of state and federal law, as follows:

Type "A" Housing Opportunity Areas are established in all Urban Residential 6-12 dwelling units per acre, and all Urban Residential 12-20 dwelling units per acre areas depicted on the general plan Land Use Maps. The residential density for a Type A project may be increased 100 percent above the mapped designation, to a maximum of 24 dwelling units per acre for parcels located in Urban Residential 6-12 dwelling units per acre, and up to 30 dwelling units per acre for parcels in Urban Residential 12-20 dwelling units per acre.

Type "C" Housing Opportunity Areas are established in "Urban Residential 4-6 dwelling units per acre" areas. The maximum residential density for a Type C project is 11 dwelling units per acre.

A Housing Opportunity Type "A" project shall reserve a minimum of 40 percent of all units for rent or sale to low or very low-income households. A Housing Opportunity Type C project shall reserve a minimum of 20 percent of all units for rent or sale to low or very-low income households, and the remaining units shall be reserved for sale to low or moderate income households.

Type A and Type C projects shall comply with all applicable provisions of Chapters 26 and 26C of the Sonoma County Code, including development standards and long-term affordability requirements.

The Housing Opportunity Type A and type C programs shall apply to housing development consisting of five or more dwelling units.

HE-2i: No parcel which is located in an Urban Residential Area of at least 7 units per acre as depicted on the general plan land use maps, shall be developed at less than the minimum residential density depicted on the general plan land use maps, provided that the foregoing requirements shall not apply where the development of a parcel is a mobilehome park which complies with applicable state and county development criteria, and provided further that where any proposed housing development project complies with the general plan, zoning, and development policies in effect at the time that the housing development project application is determined to be complete, a lesser density may be approved if the body deciding the application determines that, pursuant to Section 65589.5(j) of the Government Code or its successors, such a reduction in density is necessary to mitigate a specific adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact other than to develop at a lower density. Notwithstanding the foregoing requirements where the property in question is a vacant lot, one single family dwelling shall be permitted for any such parcel, subject to compliance with the zoning ordinance.

HE-2j: To the extent possible, give preference to affordable housing units which meet the criteria and

requirements of Section 3.1 on page 113 in any growth control measures which may be adopted for a particular area.

HE-2k: Encourage the development of new mobile home parks by, among other things, considering the enactment of a new zoning district applied to medium and high density land use areas depicted on the General Plan maps, limited to mobile home parks.

HE-2l: Encourage the construction of year-round farm worker housing to house full time agricultural employees and their families.

HE-2m: Consider amending the general plan to permit affordable housing to be constructed on lands designated for industrial use close to employment centers.

HE-2n: Work with the nine incorporated cities in the formulation of a countywide plan for affordable housing which will provide for a majority of the higher-density affordable housing to be located within the cities limits.

HE-2o: Review the current ordinance concerning second dwelling units with regard to:

- 1) providing additional incentives to encourage their construction as affordable housing, including consideration of increasing the permitted floor area.
- 2) identifying areas where environmental constraints may pose health and safety hazards which should preclude the development of second dwelling units, including areas of scarce groundwater availability on the parcel where the second unit is proposed.

HE-2p: Consider enacting a density bonus ordinance for commercial and industrial uses where affordable housing is provided.

HE-2q: The Board of Supervisors recommends that when allocating or making plans for the allocation of available and future resources or services designated for residential use, special districts and private entities that provide water services at retail or sewer services within the incorporated area of the county will grant a priority for the provision of these available and future resources or services to housing developments proposed within Urban Service Areas which are affordable to Moderate, Low-, and Very-Low Income Households where such housing developments will help the county to meet the quantified housing objectives identified in Table HE-17 on page 126, with the highest priority being given to very low income housing, the second highest priority being given to low income housing and third highest priority being given to moderate income housing.

5.0 CONSERVATION OF EXISTING HOUSING

An estimate of housing types is set forth in Table HE-19, and the occupancy and vacancy status is set forth in Table HE-20.

Since county government has primary responsibility for enforcing construction and health codes, constraints on maintaining the quality of the existing stock involve situations in which applicable codes are not enforced or are enforced flexibly so as to assure continued availability of units. Market factors that constrain maintenance and improvement of the existing housing stock include the costs of labor and materials required to make needed repairs, and the costs of any financing required for maintenance or rehabilitation expenditures. In some instances rent levels obtained for units may not be sufficient to justify expenditures based upon an owner's investment criteria.

Governmental opportunities for improving the quality of the existing housing stock include the CDBG-funded rehabilitation loan program and use of tax increment funds from proposed redevelopment projects in the Windsor, Roseland and Sonoma Valley areas. State redevelopment law requires that 20 percent of tax increment revenues be used to provide very-low, low- and moderate-income housing, and a portion of all of this requirement could be met through housing rehabilitation programs.

Although only a small share of Sonoma County's existing housing stock is so seriously deteriorated as to

TABLE HE-19
PRE-1990 CENSUS ESTIMATES OF HOUSING TYPE
UNINCORPORATED SONOMA COUNTY

Total	SINGLE-FAMILY		MULTI-FAMILY		MOBILE HOMES	PERSONS PER HOUSEHOLD
	Detached	Attached	2 to 4	5 plus		
67,537	50,652	3,580	4,795	3,985	4,525	2.32
	(.75)	(.053)	(.071)	(.059)	(.067)	

TABLE HE-20
OCCUPANCY AND VACANCY STATUS

Total Units	Occupied Units	Owner Occupied	Renter Occupied	Total Units	For Sale	For Rent	Percent Vacant
67,573	59,402	40,463	18,939	8,135	837	1,242	0.12

constitute a health and safety hazard, households occupying these units suffer an extreme housing deprivation. Furthermore, the County's concern extends to units with less-severe deficiencies, since the useful economic life of these dwellings will be shortened unless improvements are made to prevent their continued deterioration and possible abandonment. Within the unincorporated urban service areas, these deteriorating units are most often concentrated in limited areas of several adjacent blocks, while substandard rural housing is dispersed more evenly throughout the countryside. The major exception to this generalization occurs in various locations along the Russian River, where a number of older units originally constructed for seasonal use have deteriorated in quality.

Overcrowded units are those with more than 1.01 persons per room. The 1980 census indicated that approximately 4 percent of all occupied dwellings in the unincorporated area of the county were overcrowded. Current data from the 1990 census are not yet available, but will be incorporated into the Housing Element as part of the overall general plan update described in Section 4 of the Housing Element. In the absence of more current data, it is estimated that the level of overcrowding has remained relatively low, even if it may have increased during the ensuing decade. The implementation of the Housing Element Policies and Programs in Sections 3 and 4 will likely result in a reduction in the occurrence of overcrowding. Meeting the objectives for new housing could increase the supply of affordable housing by 1,819 units, and the fee waivers offered to developers who agree to construct housing for large and small households are intended to provide additional incentive for the construction of housing which is specifically designed to reduce the occurrence of overcrowding. Additional policies and programs may be considered based on a review of the 1990 census data.

5.1 QUALITY OF EXISTING HOUSING STOCK

The Sonoma County Community Development Commission periodically prepares housing assistance plans for the County. Such plans are required for participation in the Department of Housing and Community Development's Community Development Block Grant Entitlement Program. The most recent plan covers the 1988-91 period. The Housing Assistance Plan includes, among other things, an inventory of substandard units, which is set forth in Table HE-21 on page 132.

The criteria for identifying substandard units include:

1. lack of plumbing facilities;
2. overcrowding (1.01+ persons per room); and
3. for owner-occupied units, an age/value criterion that tabulated all units built before 1940 valued at less than \$30,000;
4. for renter-occupied units, a rent/income criterion that correlated low-income occupants to low rents.

To determine the probable distribution of substandard units in unincorporated areas of the county, four census variables were used to rank such areas:

1. percentage of units lacking kitchen facilities;
2. percentage of units with ½ bath or less;
3. percentage of units without central heating constructed before 1929; and
4. total percentage of units constructed before 1939.

The results of this analysis indicate that the unincorporated Santa Rosa, Russian River, Sonoma Valley and Sebastopol planning areas probably have the highest concentrations of substandard units. In general, this corresponds with the distribution of code violation complaints received by the Building Department annually.

5.2 CONVERSION OF EXISTING ASSISTED AFFORDABLE HOUSING TO NON-LOW INCOME STATUS

State law requires that the Housing Element include an analysis and program for preserving assisted rental housing developments which provide housing for lower income households. Consistent with the requirements of state law, this section includes an analysis of a ten-year period from July, 1990, and will be updated every five years, at the time specified for updating the Housing Element in general, beginning with the next required update. This analysis includes the following subsections:

1. An inventory and discussion of restricted lower-income housing projects in the unincorporated area of the county which are "at risk because of the potential for conversion to market-rate status in the indicated time frame (Sec. 5.2.1);
2. An analysis of the costs of preserving or replacing these at risk units (Sec. 5.2.2);
3. An analysis of the organizational and financial resources available for preserving or replacing the units at risk (Sec. 5.2.3).

5.2.1 Inventory of Units At Risk of Losing Use Restriction

According to state law, the inventory of at risk units must include all multi-family rental projects which are assisted under specified federal, state and local programs, and which are:

1. Eligible to change to non-low-income uses due to termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions; and,
2. Eligible within the ten-year time period following the statutory adoption "due date" of this section.

State law identifies the following programs under which multi-family housing receives assistance: 1) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs under Section 8 of the United States Housing Act of 1937, as amended; 2) The following programs under the following sections of the National Housing Act: a) Section 213; b) The Below-Market-Interest-Rate Program under Section 221(d)(3); c) Section 236; d) Section 202. In addition, the analysis must address all multifamily units which receive assistance under state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees, and multifamily rental units used to qualify under an inclusionary housing program or a Density Bonus involving a direct financial contribution, such as a write-down of land costs, or a subsidy of the cost of construction.

The analysis was accomplished by reviewing a 1992 Sonoma County Community Development Commission (CDC) inventory of all affordable housing projects throughout the county, and, information supplied by Burbank Housing Development Corporation, as well as information published by HCD. The analysis revealed that no

TABLE HE-21

SUBSTANDARD HOUSING UNITS

Substandard Units			Substandard Units Suitable for Rehabilitation		
Tenure Type	Occupied Units	Vacant Units	Occupied Units		
			Total	Lower Income	Vacant Units
Owner	3,451	45	3,321	1,262	43
Renter	1,662	22	1,600	928	21
TOTAL	5,113	67	4,321	2,190	64

Source: Community Development Commission (1989)

multifamily rental units are At Risk during the period between 1990 and the year 2000.

5.2.2 The Cost of Preserving or Replacing the At Risk Units

State law requires that the estimated cost of producing new rental housing comparable in size and rent levels to replace the units which could convert and the cost of preserving all of the developments at risk of converting must be included in the Housing Element.

As indicated above, no multifamily rental units are At Risk during the period between 1990 and the year 2000. Therefore, there is no cost to either preserve the existing affordable units or to construct comparable replacement units.

5.2.3 Analysis of Organizational and Financial Resources

The Sonoma County Board of Supervisors formed the Burbank Housing Development Corporation (BHDC) in 1979. BHDC is a community-based, 501(c)(3) non-profit agency, with a long and successful track record of providing affordable housing throughout the county and within its cities. BHDC has built over 300 units primarily for households who earn less than fifty percent of the area median income. These units are both for sale and rental units. These affordable units will continue as low income units for at least 55 years, and some as long as 99 years. In addition, BHDC also owns and manages the West Avenue Apartments, a 40-unit project wherein all of the units are affordable to either low or very low income households. BHDC will make available a complete list of its projects upon request.

As indicated above, since there are no units At Risk during the period between 1990 and the year 2000, no additional funds from any source will be required to either purchase or to replace at risk units.

5.2.4 Use of Affordable Housing Fees for Conservation of Low and Very Low Income Housing.

Housing Element Section 3.1 requires that a housing agreement be entered into by a developer where density increases and other incentives are offered to developers to promote the construction of housing affordable to lower and very low income households, to ensure that such housing remains affordable to lower or very low income households for the longest term permitted by law. The housing agreement requires that upon sale of such affordable dwelling units, the county have the first right of refusal of purchase. Should the county choose not to exercise the option to purchase, the housing agreement also requires a silent second mortgage, to secure the repayment upon resale of any direct subsidy funds, such as: CDBG, Redevelopment Agency housing set asides or such other federal, state or local program funds used in the acquisition of land for the

development or construction of said unit, and any predevelopment and construction assistance. Section 3.1 requires that in no case shall the total amount of the silent second mortgage be less than the difference between the actual price at which the unit is sold and its appraised value, and the value of the shared equity in the property consisting of a specified share of the appreciation, equal in value to the ratio of the principal amount of the loan to the original fair market value of the home.

Therefore, the county will be offered the opportunity to conserve each dwelling unit affordable to households of lower or very low income, and, should the county not be able to exercise the option to purchase such units, the proceeds of the silent second mortgage will be paid to the county. Such proceeds will be placed in a trust fund which will be available to use to purchase other housing units affordable to lower or very low income households. These policies concerning continued affordability of housing will permit the county to conserve existing housing units affordable to lower and very low income households.

5.3 GOALS, OBJECTIVES, AND POLICIES: CONSERVATION OF HOUSING

The principal issues related to new construction are: the level of quality in new construction necessary to ensure sound housing and minimize long term maintenance and energy costs and the design of new housing projects, including internal site design and compatibility with surrounding land uses.

Issues related to the quality of the existing housing stock include: the need for precise data on the scale and extent of substandard housing in unincorporated areas; and the means for ensuring maintenance of existing sound units and the rehabilitation (where feasible) of existing substandard units.

Measures that enhance the quality of residential neighborhoods encourage long-term maintenance of housing. The County has adopted a redevelopment program which will finance neighborhood improvements in Windsor, Roseland, and the Sonoma Valley areas. The Community Development Commission has administered a housing rehabilitation program for both rental and owner-occupant housing and has rehabilitated over 800 housing units. The Housing Rehabilitation Program, administered by the Sonoma County Community Development Commission, offers a variety of program components designed to address the needs of target area residents and to enable the rehabilitation of existing housing units. These program components include the following:

1. Direct Loans for Owner Occupants. The Commission will use Community Development Block Grant (CDBG) funds to provide a direct, fully amortized loan to eligible owner occupants who are able to afford the regular monthly payments on the loan. The Commission will offer 3 percent loans to households with incomes up to 80 percent of the area median. The goal for this program component is 50 units within the 1990-95 period.
2. Bankable Loans for Owner Occupants. The Commission will use CDBG funds to write down interest rates to 3 percent on rehabilitation loans made by a local bank to households with incomes up to 80 percent of the area median, where such households would have to refinance an existing debt, and therefore, not qualify for a direct loan from the Commission, or in cases where additional private funds are needed to leverage the CDBG funds. The goal for this program component is 100 units during the 1990-95 period.
3. Deferred Payment Loans for Owner Occupants. The Commission may choose to lend the full loan amount to an income-eligible applicant (at or below 80 percent of the median income, including occupants of mobile homes within mobile home parks in targeted areas) who is either rejected for a bank loan or whose application is deemed unsuitable for direct loan processing. The goal for this program component is 275 units during the 1990-95 period.
4. Investor-Owner Programs. The Investor-Owner component offers several options to the landlord whose tenants are lower income or eligible to receive Section 8 vouchers or existing certificates as rental assistance. These options are available through the Rental Rehabilitation Program. A lower interest rate (6%-9%) and the direct loans are also offered, through the Commission, as is a program for direct low interest loans to residential care facilities serving low income persons. The goal for this program component is 150 units during the 1990-95 period.

Table HE-22

Objectives
For Rehabilitation of
Existing Housing Units

Very-Low Income	Low Income	Total
287	430	717

5. **Exterior Rehabilitation Grants.** This component offers grants, not to exceed \$5,000 per applicant, to owner-occupant households at or below 50 percent of the median income to correct health and safety defects, repair leaky roofs, conduct other minor exterior repairs and install smoke detectors. These grants are available only to those applicants who have been rejected for bank, direct, and deferred loans. The goal for this program component is 142 units during the 1990-95 period.

These foregoing programs will be used along with other funding which may become available, to accomplish the objectives for rehabilitation of the existing housing stock expressed in Table HE-22.

GOAL HE-3a: Quality of Existing Housing Stock. To insure long-term utility of the existing housing stock, maintain the existing housing stock in a safe, healthful and serviceable condition, eliminating current deficiencies and preventing against deterioration.

GOAL HE-3b: Conservation of Residential Neighborhoods. Conserve residential neighborhoods in a manner which encourages private reinvestment for upgrading and maintenance of existing housing.

Objective HE-3.1: Quality of New Residential construction. All new residential construction must meet minimum quality standards of adopted health and construction codes, but some flexibility in construction methods for dwellings located on large parcels in rural areas (e.g. Class K housing) is allowed.

Objective HE-3.2: Encourage rehabilitation of 717 existing units with structural or other deficiencies during the next five years, restoring them to sound condition in accordance with the requirements of adopted health and construction codes, pursuant to the goals expressed in Section 5.3 and Table HE-22.

Objective HE-3.3: Concentrate the major share of housing assistance and public improvement activities (including financial assistance for residential rehabilitation) in a limited number of neighborhoods in order to achieve a maximum impact from expenditures. These "target neighborhoods", identified in Figures 1-8 on pages 136-140 are: Sonoma Valley, Roseland, Wright, South Sebastopol, Bellevue, East Bellevue, Windsor, Russian River, and Graton.

Objective HE-3.4: Preservation of Existing Rental Housing Stock. Limit the conversion of existing rental housing stock where it is determined that the vacancy rate is less than five percent, and insure continued rental housing opportunities for seniors and other tenants who may occupy apartments proposed for conversion, and insure that the converted condominium units provide significant opportunities for affordable housing.

The following policies shall be used to accomplish these objectives:

HE-3a: Code Enforcement. Maintain the requirements contained in all adopted health and construction codes.

HE-3b: When seasonal housing units which conform to applicable zoning regulations are structurally modified for the purpose of enabling year-round occupancy, the modifications shall comply with adopted health and construction codes.

HE-3c: After review of alternative administrative arrangements, designate one county department or agency as having primary responsibility for inspection and abatement of substandard housing.

HE-3d: Give priority to residents of substandard affordable units who are displaced by code enforcement or redevelopment activities in the selection for occupants of new housing units in assisted housing projects or in receiving rental assistance by the Housing Authority.

HE-3e: Utilize to the fullest extent possible available state and federal energy conservation programs in order to weatherize to minimum standards housing units built prior to the effective date of Title 24 energy conservation requirements.

HE-3f: Coordinate housing rehabilitation programs with residential energy conservation programs so that the needs of households eligible for energy conservation assistance, but unable to receive it due to structural problems, are addressed.

HE-3g: Utilize to the fullest possible extent state and federal programs that provide financial assistance to rehabilitate substandard housing. Utilize local revenue sources such as redevelopment tax increments to strive to provide financial assistance to rehabilitate substandard units occupied by very-low, low- or moderate-income households.

HE-3h: Prepare affordable housing plans for the Redevelopment areas of Roseland, Windsor, and Sonoma Valley. At least 20 percent of the tax increment revenues shall be utilized for housing purposes and the remainder for public facility or business improvements that generally benefit the subject areas.

HE-3i: The following criteria will be considered when evaluating an application for condominium conversion:

- 1) The surplus of vacant multi-family residential units offered for rent or lease should be in excess of 5 percent of the available multi-family rental stock in the community in which the proposed project is located, not including areas within cities.
- 2) At least 30 percent of the units included in the proposed condominium conversion should be reserved for sale to low and very-low income households, subject to the requirements set forth in Housing Element Section 3.1 on page 103 by means of a Housing Agreement to insure that such units remain affordable to very low and low income households for the maximum period allowed by law.
- 3) Tenants should be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases should be offered a 10-year lease. The subdivider should provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing.

6.0 SPECIAL HOUSING NEEDS/OTHER STATE MANDATES

Some population sub-groups have special housing needs. These needs frequently involve limited incomes, but also include other factors such as age, marital status or handicaps that limit housing opportunities. The population sub-groups which have been determined to have special housing needs are elderly persons, the migrant farmworker population, large-family households, victims of domestic violence, single-parent households with children, racial and ethnic minorities, disabled persons, persons diagnosed with HIV/AIDS, and persons with emergency and transitional shelter needs. Issues include the magnitude of such needs and the appropriate means to address them. Also included in this section is a discussion of other State mandates concerning housing.

Current data from the 1990 Census are not available concerning many of the sub-population groups with special housing needs, but will be incorporated into the Housing Element as part of the plan update described in Section 4. Additional policies and programs may be considered during the plan update if warranted by the 1990 census data.



FIGURE 1

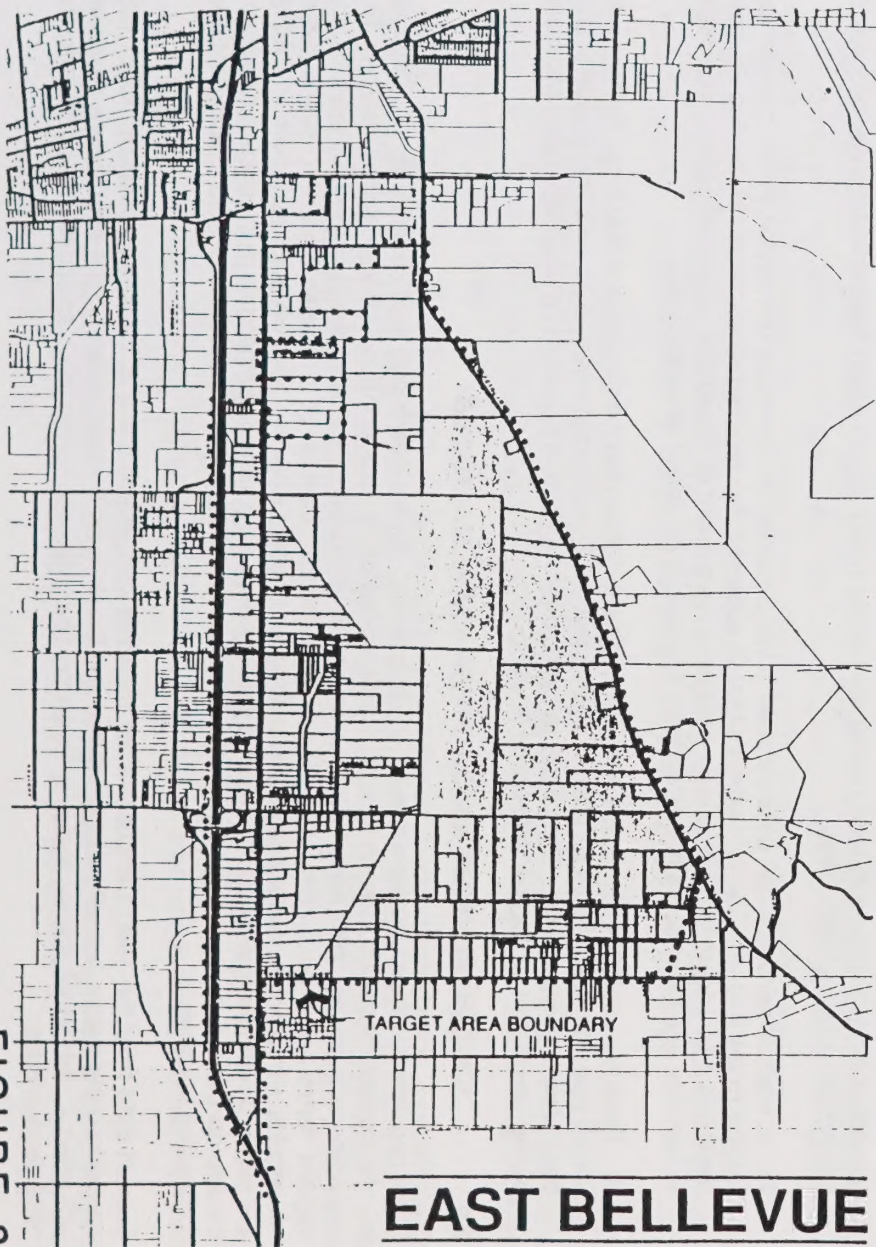


FIGURE 2

FIGURE 4

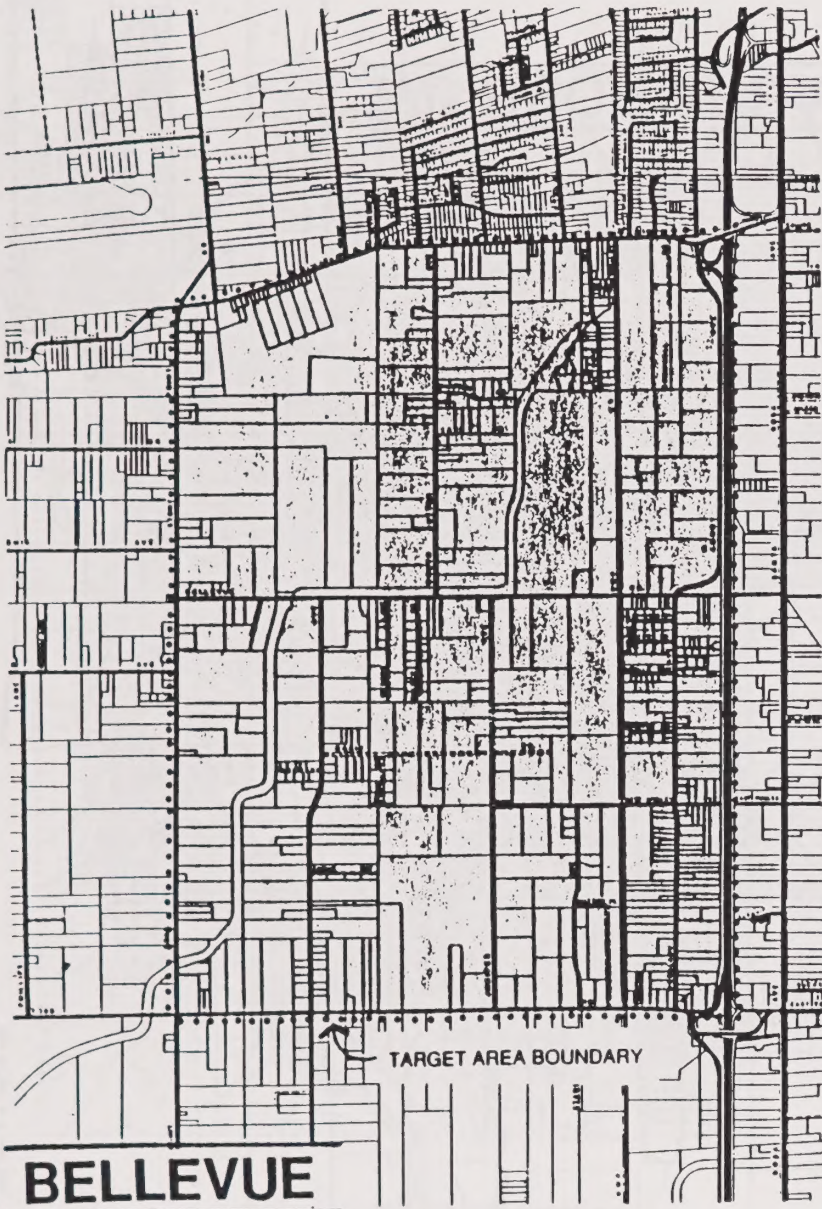


FIGURE 3



FIGURE 6

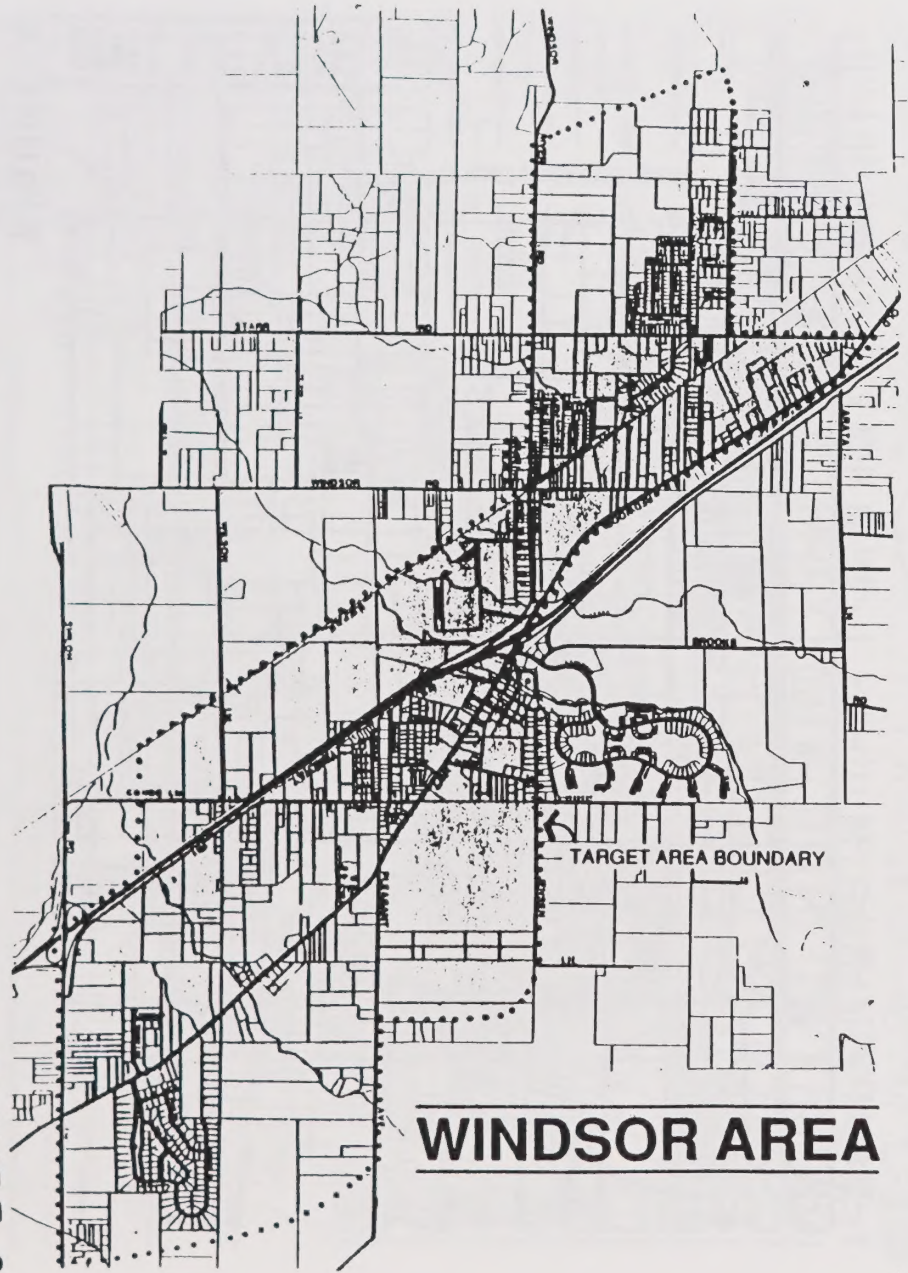


FIGURE 5



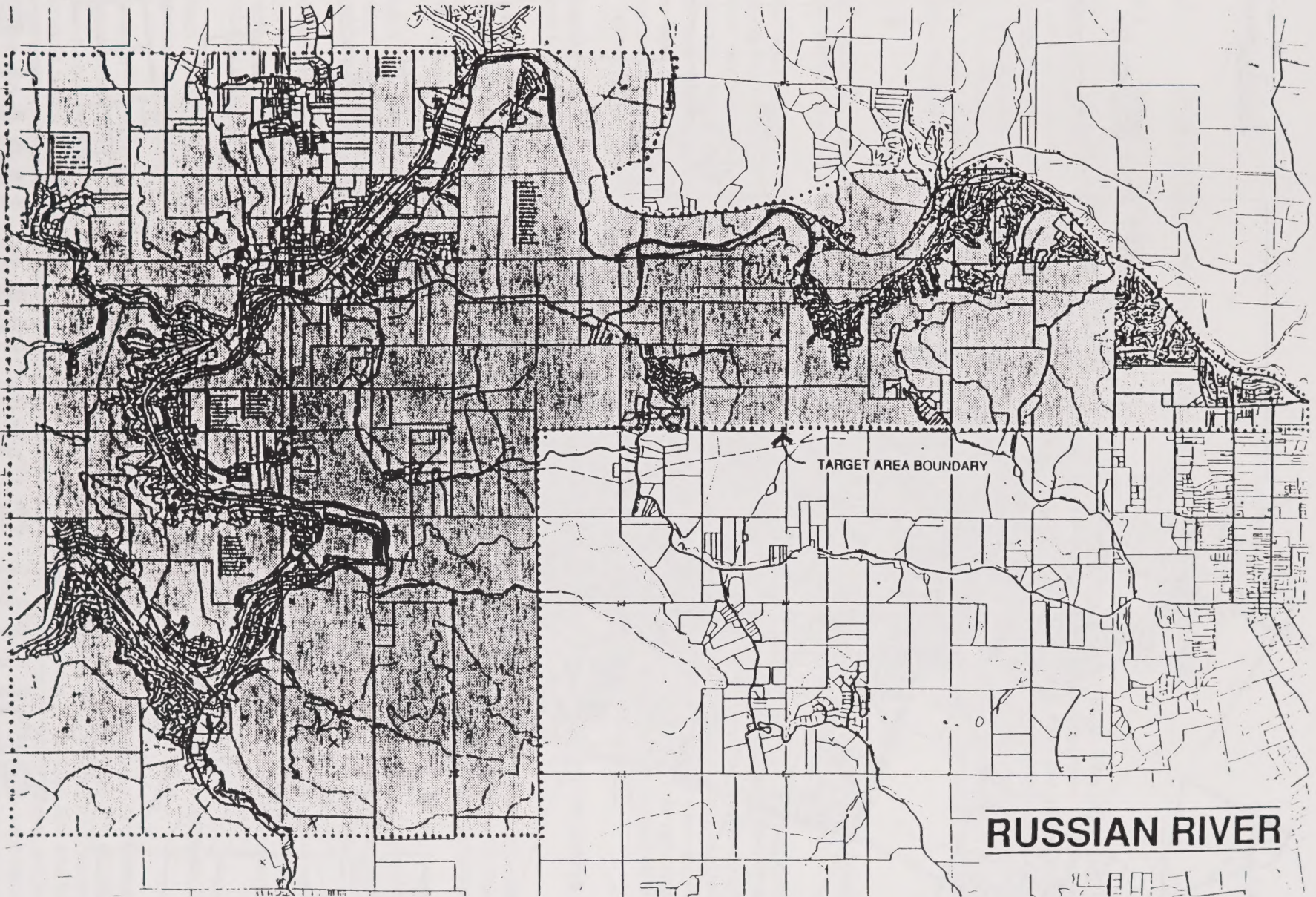
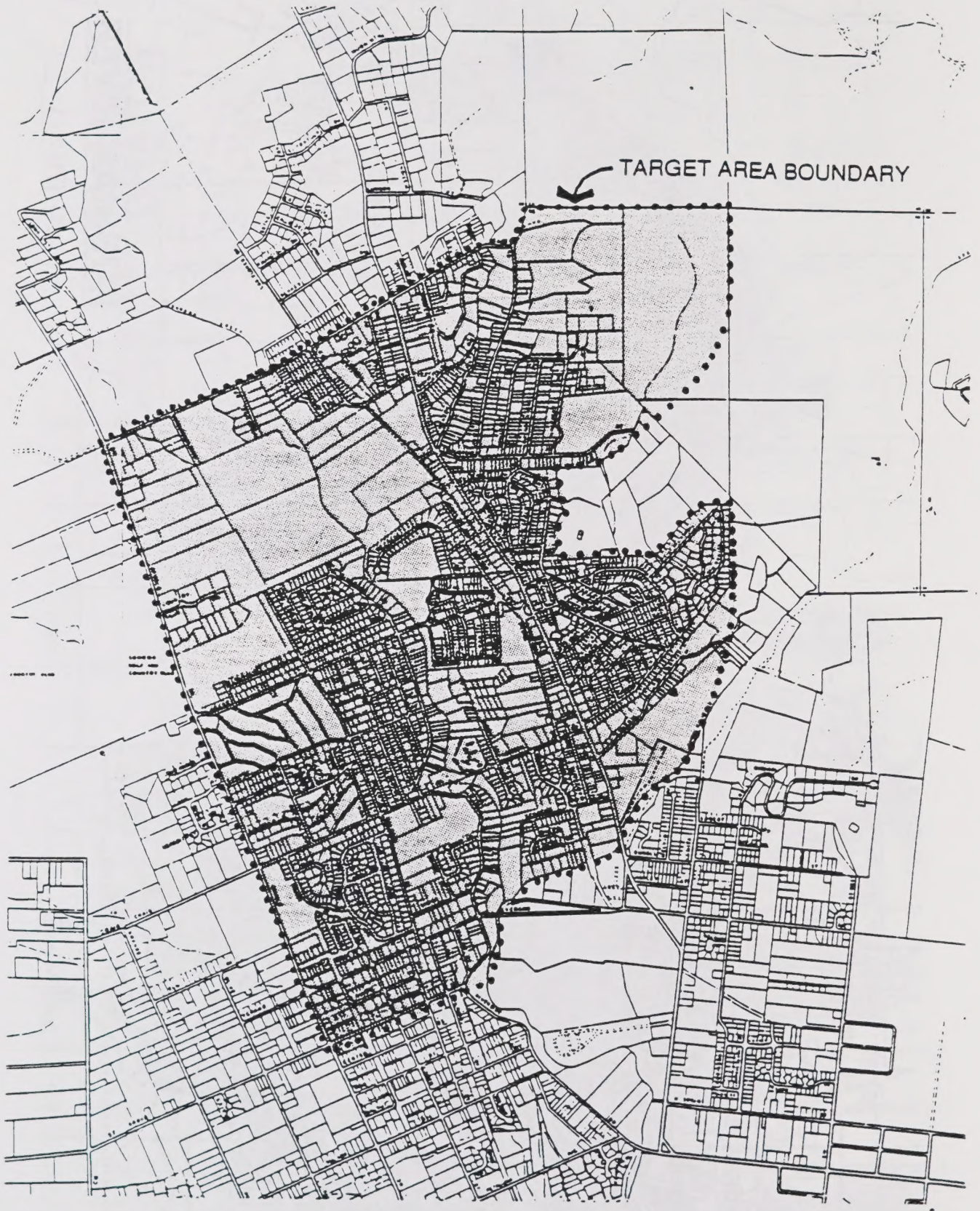


FIGURE 7



SOUTH SONOMA VALLEY

FIGURE 8

6.1 POPULATION SUB-GROUPS WITH SPECIAL HOUSING NEEDS.

6.1.1 Elderly Population

Table HE-23 on page 142 shows the estimated distribution of population by age group. The percentage of elderly population over age 65 has remained relatively stable over the past two decades from 12.9 percent in 1970 to 13.5 percent in 1980 and is estimated to be 13 percent in 1990. Data from the 1980 Census indicate that about one out of every ten elderly households had annual incomes in 1979 which were below the federal poverty levels for elderly households. Elderly households that do not own their own homes or do not have savings or retirement benefits from private sources are likely to pay more than 30 percent of income for housing. Households owning their homes or receiving other income may still have affordability problems if other expenses, such as medical care, consume a high proportion of total income.

6.1.2 Farmworkers

The most recent data concerning farmworkers is included in a report entitled "Northern Sonoma County Farmworker Housing Needs Assessment" prepared for Burbank Housing Development Corporation.

That report indicates the majority of farmworkers surveyed by BHDC were those who call northern Sonoma County home and live here year-round with their families. Year-round workers are generally families who are either seasonally employed along with other family members, or who are employed year-round by one employer. Wage earners are generally family men who have worked on the same farm for years, and who live here. Seasonal workers live here year-round both legally and illegally. Many children of such workers are born here, thus obtaining automatic citizenship. Year-round workers surveyed work in agriculture whenever there is a demand - some have permanent positions (28%), most are seasonally employed (49%), or retired (13%). These farmworkers were surveyed primarily because they could be located.

One-half of the survey respondents indicated five or more members in their household. This percentage of large families is five times the percentage of large families countywide.

Agricultural employment was the primary source of income for about 80% of the survey farmworker households, although all 174 respondents claimed agriculture as a contributing source of income. Of these households, most (62%) indicated they were engaged in seasonal as opposed to year-round agricultural employment.

About 75% of the respondents reported U.S. citizenship or permanent resident alien status. The category "other" (24%) includes farmworkers who may be living in Sonoma County illegally, though possibly as members of a legally admitted household.

Household incomes reported by the survey respondents were dramatically low compared to countywide figures. For purposes of housing program planning, households with incomes below 80% of the county median income are considered low income. A combination of seasonal employment and low wage scales are probably responsible for the low reported incomes.

About 13% of the households indicated they were home owners. Of the remaining households, 66.1% reported paying cash rent and 20.7% indicated they received free rent.

Although they were not well represented in the survey sample, seasonal migrant workers comprise a large part of the farmworker population. The bulk of migrant workers are young males traveling alone who are here for the harvest, many illegally. Most are single but others leave their families behind and follow various harvests before returning home. (Two Healdsburg travel agencies reported selling between 400 and 500 single one-way tickets to Mexico in October and November, just after harvest season). Some families are also migrant workers, following several harvests or perhaps locating briefly in the area as the principal wage-earner follows harvests. There is, obviously, some overlap in defined groups for this survey, but for housing needs the single, migrant male stands apart as having needs distinct from families.

TABLE HE-23
ESTIMATED
DISTRIBUTION OF POPULATION
BY AGE GROUP
Unincorporated Area of Sonoma County

Year	Age Groups			Total
	(0-19)	(20-64)	(65+)	
1990	36,760 (27%)	81,690 (60%)	17,700 (13%)	136,150
1995	36,689 (26%)	87,490 (62%)	16,934 (12%)	141,113
2000	36,519 (25%)	90,568 (62%)	18,990 (13%)	146,077
2005	36,250 (24%)	93,645 (62%)	21,145 (14%)	151,040

(February 1991)

It is inevitable that housing of some nature will be sought near if not within vineyards. These workers will either crowd together in accommodations suited for use by a single household or frequently find shelter in places totally unsuitable - barns, shacks, their cars, the fields, etc. Their housing problems are made worse by the illegal nature of their residency.

Over two-thirds of the respondents indicate that they lived in detached housing units as opposed to apartments or mobile homes.

Reported monthly housing payments were low but in many cases represented a disproportionate share of household income. Almost one-half of the households reported paying more than 25% of their income for housing -- 30% paid more than half their income. In most cases, the reported housing costs did not include utility expenses (67%).

Another measure of housing inadequacy is overcrowding, e.g., when more than two people must share a bedroom. Respondents were asked to identify the number of bedrooms in their home. Almost 56% reported living in one- or two bedroom units, including 56% of the households with five or more members.

Most respondents indicated that their homes had basic services - hot and cold running water, toilets, a stove and refrigerator, and a heating system. However, a majority (52%) indicated that their present housing was inadequate, including higher percentages of large households (57%), non-resident households (81%), households in one- or two-bedroom units (59%), and households paying over 25% of their income for housing (60%). In response to an open-ended question regarding problems with their homes, the most common complaints related to overcrowding (45 households), the age of their housing, and needed repairs.

6.1.3 Single Parent Households with Children

Data from 1980 indicated that over 14,700 family households residing in Sonoma County were comprised of single-parent families with children; approximately 27 percent of these families (5,512) occupied housing units located in the unincorporated areas. A large majority of these households, more than three-fourths, were families with a female as the head-of-household. More than 3,800 female-headed households residing in unincorporated areas included children under age 17. About one-fourth of these households had incomes below the census-defined poverty level, compared to just eleven percent of all families with children under age 17. Obtaining adequate income and housing are especially difficult for female-headed households with small

children. In 1980, nearly 700 such households with children age five or less resided in unincorporated areas and more than one-half of these households had incomes below the poverty level. Since women (particularly those with children) may enter the housing market suddenly -- without recent work experience -- due to death or divorce, affordable rental housing is a primary need.

6.1.4 The Handicapped Population

Data from the 1980 census indicated that there were over 700 residents in the unincorporated county (5.1 percent of total population) with chronic disabilities that limited the type or amount of work they could perform, of which one-half were prevented from working by their disability.

6.1.5 Large Families

For purposes of the Housing Element, large families are defined as households composed of five or more related persons. Unfortunately, the Census provides no specific data on family size, but does report on household size. Therefore this plan uses household size data as an indicator of family size, although some large households may consist of related individuals living together voluntarily. Data from the 1980 Census indicated that there were 5,360 households composed of five or more persons residing in unincorporated areas of the county. Of these, 3,440 (6.9 percent of all households) are five-person households, and 1,920 (3.9 percent of all households) are composed of six or more persons.

6.1.6 The Homeless Population and other Persons with Emergency Shelter Needs

The 1989 Homeless Assistance Plan for Sonoma County indicates that the homeless are a population subgroup with special housing needs. Persons with the most serious unmet need are transients, the mentally ill, single women, single men and the handicapped.

Emergency Shelters: The Sonoma County Human Services Commission estimates there are 2,000 to 3,000 cases in need of homes. The Sonoma County Task Force on the Homeless has identified needs for new and expanded services addressing emergency shelter needs. New services include shelters for monolingual farmworkers, elderly (over 50), teen mothers, homeless youth, and people in condemned housing. The Task Force identified the need for shelters for families and shelters for mentally disabled with respect to expansion of existing services.

Transitional and Permanent Housing: Many homeless persons in Sonoma County need assistance with transitional housing. That is, these people need temporary assistance designed to assist them in moving to permanent, independent living situations. The specific populations needing transitional housing include de-institutionalized homeless individuals, homeless mentally ill, homeless families with children, veterans, battered women and men released from jail.

Some temporary homeless of these families are employed and could find permanent housing if there were a facility to house them while they save enough money for their first and last month's rent. Supportive services are also sorely needed for this homeless population. These include one-time financial assistance to help pay the deposits required for permanent rental housing.

Long term housing and supportive services are needed for handicapped homeless persons in Sonoma County. It is often difficult for handicapped persons to locate suitable housing that is also affordable.

Specific types of assistance which would meet the needs for transitional and permanent housing in Sonoma County include the acquisition and rehabilitation of existing structures for use in the provision of temporary housing, assistance with operating costs, and financial assistance for supportive services.

Transitional and permanent housing needs identified by the Task Force on the Homeless include transitional housing for veterans, jail-released men, families, and battered women and accessible housing for the handicapped.

Supplemental Assistance for Facilities to Assist the Homeless: While homeless service providers make every effort to obtain and utilize every available local resource, there are instances when additional assistance is needed. This is especially true with cases involving families, the elderly and the handicapped homeless who often need greater amounts of supportive services.

There is a need for additional supportive services in Sonoma County including, but not limited to, child care, transportation, health services, employment counseling, and financial assistance directly related to obtaining permanent housing.

Single Room Occupancy (SRO) Moderate Rehabilitation: Historically, SRO's have offered an inexpensive housing alternative for single individuals on limited incomes. As old hotels become abandoned and demolished, the occupants find themselves on the street with no alternative housing. There may be SRO's in Sonoma County which could be rehabilitated through the Moderate Rehabilitation Program and would then provide an affordable, permanent housing alternative for homeless single men and women.

6.2 ACCESSIBLE HOUSING AND CONGREGATE HOUSING

Data from the 1980 Census indicate that 12.9 percent of all persons aged 65 or older, and 0.7 percent of all persons aged 16-64 had disabilities that limited their use of public transportation. It is reasonable to assume that most of these persons are unable to occupy two-story units, or upper-floor units in multi-family structures without elevators, and may require special facilities (eg. ramps, railings) to occupy ground-floor apartment units. State law requires all ground floor apartment units in projects of five or more units to be accessible to the handicapped. The law requires accessible design of walks, ramps and doors, and requires that interior fixtures be readily adaptable for use by the handicapped. The Housing Element provides a policy to insure the availability of these accessible units.

The increasing population of individuals of advanced age indicates a need for housing which is designed to serve the physical and social requirements of these persons. Often termed "congregate housing", this type of shelter frequently consists of small individual units without kitchens (or with minimal provisions for cooking) with some common facilities and services, including shared arrangements for meals and housekeeping service. The marketplace appears to be responding to the demand for this type of shelter, although the costs of these housing facilities may be beyond the financial means of a large share of the elderly population. Such housing would be permitted in the county's R-2 and R-3 zoning districts as group care facilities, subject to a use permit.

6.3 PROTECTION FROM HOUSING DISCRIMINATION

Laws at the federal, state and local levels prohibit housing discrimination against various population sub-groups. State laws prohibit discrimination on basis of race, color, ancestry, national origin, religion, sex, age (40+), marital status or physical handicaps; they also prohibit discrimination against cancer patients and retaliatory actions by landlords. Although state law also prohibits discrimination against families with children (except in mobile home parks and housing projects for the elderly, authority to enforce this law has not yet been delegated to any state agency; all other discrimination complaints are under the jurisdiction of the San Francisco office of the Department of Fair Employment and Housing (DHEF).

At the local level, an adopted goal of the general plan calls for the elimination of discrimination on the basis of race, sex, ethnicity and age, while all assisted housing projects in which the County participates are prohibited from discriminating on the basis of race, ethnicity, religion, sex and marital status. Assisted projects are also subject to the anti-discrimination requirements of any state or federal program involved in project funding. The County also participates in the funding of SCRIMS, which provides voluntary mediation services for any alleged violation of state anti-discrimination laws, and provides forms and assistance in filing complaints with the state DHEF.

6.4 MEETING SPECIAL HOUSING NEEDS: CONSTRAINTS AND OPPORTUNITIES

Special housing needs of the population sub-groups cited in previous section include: affordable housing,

accessible housing, protection from housing discrimination, large-family housing, sound housing for farmworkers and emergency or temporary shelter for homeless persons.

All groups with special needs have problems of housing affordability, often due to limited ability to participate in education or training programs that would increase income and housing opportunities or to participate in the

labor market because of advanced age, disabilities, the necessity of providing care for small children, or other factors. Income characteristics of each group are summarized as follows:

Elderly. Data from the 1980 Census indicate that 2,693 elderly households, or about one out of every ten elderly households, had annual incomes in 1979 which were below the federal poverty levels for elderly households. Elderly households that do not own their own homes or do not have savings or retirement benefits from private sources are likely to pay more than 30 percent of income for housing. Households owning their homes or receiving other income may still have affordability problems if other expenses, such as medical care, consume a high proportion of total income.

Racial and Ethnic Minorities. Data from the 1980 Census indicate that minority households in unincorporated areas were two to eight times more likely to have incomes in 1979 which were below the federal poverty level (\$7,412 for a family of four) than were white households. The minority groups most seriously affected by very low incomes were blacks, with just over one-fourth of these households below the poverty level, and Native Americans, with more than eight of every ten households below the poverty level. In comparison about 12 percent of all white households had incomes below the poverty level, while just over 18 percent of Asian and Hispanics experienced income deprivation.

Farmworkers and Farmworker Households. Since the average income of farmworker households was estimated at \$5-10,000 per year in 1984, affordable rental housing is a primary need. The housing problem of farmworker households is compounded by the seasonal nature of farm work, which means that many farmworker households pay high rents for short-term tenancies.

Female-Headed Households with Children. Since women (particularly those with children) may enter the housing market suddenly -- without recent work experience -- due to death or divorce, affordable rental housing is a primary need. In a worst-case situation, a woman with two children eligible for federal Aid to Families with Dependent Children (AFDC) would receive about \$555 per month in 1984, of which \$180 was targeted for housing. Such a family might also be eligible for food stamps (assuming they had no assets, such as a car, valued over \$1,500), but benefits would average only about \$125 month. Rent survey data indicate there are few one bedroom or larger units available in this rent range.

Affordable Housing Opportunities. Several existing housing programs provide assistance to groups with special needs:

1. Elderly and Handicapped. Community Development Block Grants (CDBG) funds and tax increment revenues from redevelopment project areas can be used to construct, or assist the construction of housing projects for the elderly or handicapped. In addition, the federal Section 202 (of the Housing and Community Development Act) program provides up to 100 percent financing to non-profit sponsors of housing for lower income elderly and handicapped households.
2. Farmworkers. Farmworker housing may also be assisted by Community Development Block Grants and/or tax increment revenues. In addition, the state HCD's Farmworker Grant program provides funds for land purchase and site improvements for farmworker housing, but does not finance actual construction. At the federal level, the Farmers Home Administration provides construction and purchase financing for very low and lower income housing, including single- and multi-family units, subject to a \$60,000 cap on unit sales prices. These loans are only available in designated rural areas; unincorporated areas in Sonoma County that qualify for the rural designation include Windsor, Geyserville, the Russian River and Coastal areas and Sonoma Valley.

3. **Other Special Needs Groups.** An additional opportunity to provide affordable housing results from the under utilization of existing units. Census data indicates that 96.7 percent of occupied units countywide had less than 1.00 persons per room, with the corresponding 1980 proportion for unincorporated areas 95.1 percent. A larger proportion of these units may be occupied at rates less than .50 persons per room, reflecting trends towards smaller household sizes, and the increasing numbers of married couples whose children have left home. These units present opportunities for shared housing, which allows compatible, unrelated families and individuals to cut housing costs, and can also provide companionship and assist with child care. The Sonoma County Community Development Commission maintains a shared-housing information board, facilitating contacts between interested persons.

Additional opportunities for special needs groups to secure affordable housing will arise with the implementation of the policies and programs contained in Sections 2, 3 and 4 of the Housing Element.

The opportunities for special needs groups will likely be expanded by the construction of new affordable units under the Housing Opportunity Area Policy, the Inclusionary Housing Policy, and the policy concerning Second Dwelling Units, described in Section 4 of the Housing Element. The objectives provide for the construction of 548 new units affordable to Very-Low Income households, and 741 new units affordable to Low-Income Households. The development fee waiver provided for in Section 3 will likely be an incentive to developers to construct housing specifically to address special needs groups.

Opportunities will likely result from the conservation measures described in Section 5 including low interest loans to rehabilitate and maintain the existing affordable housing stock, along with corresponding use of Section 8 Vouchers for qualifying tenants. The objectives for rehabilitation of existing housing units provide for the rehabilitation of 287 units for Very-Low Income households, and 430 units affordable to Low Income households.

These policies and programs are further supplemented by additional policies contained in this section which are specifically related to the needs of the various identified groups.

6.5 MISCELLANEOUS STATE MANDATED HOUSING ELEMENT REQUIREMENTS

6.5.1 Low- and Moderate-Income Housing Within the Coastal Zone

This section is intended to respond to the requirements of Government Code Section 65590 et seq. All of the following specifically address development activities and projects within the county's coastal area.

There has been no conversion or demolition (within the meaning of Government Code 65590 et seq.) of existing housing units occupied by persons or families of low or moderate income. As indicated in Housing Element Program 2, it is the intent of the County to revise the Local Coastal Plan in 1992-93. This revision will include consideration of criteria concerning the replacement or conversion of any such affordable housing.

Housing projects during the 1984-90 period were:

1. Sea Ranch (300 units; 45 affordable units to be provided under agreement between the developer and the County. 15 units constructed to date).
2. Bodega Bay Village (application pending for a mixed use development including 74 detached, market-price units, and 12 attached, affordable units).
3. Inn at The Tides (provides 16 affordable units occupied by motel employees).
4. Porto Bodega (application pending for mixed use including construction of 20 apartment units; 10 affordable 1- and 2-bedroom units; and 10 units to house fishing port employees).

6.5.2 Opportunities for Energy Conservation

The State of California's Title 24 energy conservation requirements establish "energy budgets", or maximum energy use levels, for new residential units in sixteen different climate zones throughout the state. The requirements of the regulations can be met using either a prescriptive approach which allows builders to

choose among three packages of energy conservation measures, each of which meet energy budget requirements, or a performance approach which gives a builder great flexibility in selecting a mix of design, materials and equipment that meet energy budget requirements, if the builder is able to demonstrate compliance with budget requirements.

6.5.3 Redevelopment Area Activities

This section is provided in compliance with Government Code 65583(B)(c), concerning the utilization of moneys in the County's Low and Moderate Income Housing Fund, required for redevelopment areas.

In the unincorporated areas of the county, the Community Development Commission serves as the Redevelopment Agency. There are three Redevelopment Areas in Sonoma County; Roseland, Sonoma Valley, and Windsor. The boundaries of the redevelopment areas are depicted on the general plan land use maps.

Roseland. \$4,500 was granted to Burbank Housing Development Corporation toward the purchase of playground equipment for an affordable housing project known as West Avenue apartments.

Sonoma Valley. There is currently no project in this area. The Redevelopment Agency is evaluating sites for a housing project. The Redevelopment Agency may assist Burbank Housing Development Corporation in the construction of a 16 unit farmworker housing project which is being developed in that area.

Windsor. \$300,000 has been allocated for a 2nd mortgage program for first-time homebuyers in the "Alden Court" area. Each qualifying first-time homebuyer would be eligible for a 2nd mortgage of up to \$20,000.

The Community Development Commission estimates that within the 1990-95 period that the following sums will be available in the Low and Moderate Income Housing Fund for each of the identified areas:

1. Roseland: \$344,000
2. Sonoma Valley: \$771,000
3. Windsor: \$933,000

For the remainder of 1991-92, the Redevelopment Agency plans to spend its funds as follows:

1. A \$138,000 loan to assist a local non-profit housing corporation pay the development impact fees for a 46-unit farmworker rental housing project.
2. A \$340,000 loan toward the purchase by another local non-profit of property for a 48-unit rental housing project for lower and very low income households.
3. \$20,000 for the County's Rental Guarantee Program.

In Fiscal Years 1992-93, 1993-94 and 1994-95, the Agency will continue to work with local non-profit housing development corporations, and where feasible, with for-profit developers to provide affordable housing. Assistance will likely be in the form of loans for site acquisition, predevelopment costs, payment of development impact fees, new construction and rehabilitation and on and off-site improvements. The Agency will continue to work with non-profits which have received other funding, such as Community Development Block Grant Funds, Farmers Home Administration loans and grants and Low Income Housing Tax Credits to identify potential projects in or near the County's three Redevelopment Project Areas.

6.6 GOALS, OBJECTIVES, AND POLICIES: SPECIAL HOUSING NEEDS

Goal HE-4a: Encourage the attainment of adequate and affordable housing and a market free of discrimination for population groups with special shelter needs: the elderly, migrant farmworker households, large families, racial and ethnic minorities, handicapped persons, single-parent households with young children, and individuals with emergency shelter needs.

Goal HE-4b: The housing stock shall provide a wide range of consumer choice in the housing stock among structure types and construction techniques.

Objective HE-4.1: Encourage the construction of 12% of all assisted housing units reserved for occupancy by low- and moderate-income elderly households during the period 1990 to 1995.

Objective HE-4.2: Encourage production of housing projects which have design features that are tailored specifically to the needs of persons of advanced age. These design approaches include "life care" and "congregate housing" and may include approaches that accommodate a mixture of age and income groups and of handicapped and non-handicapped persons. Additionally, locate such housing facilities within urban service areas where there is easy access to transportation, medical, retail, and other services required by the elderly.

Objective HE-4.3: Encourage construction of 150 additional affordable housing units accessible by the physically disabled.

Objective HE-4.4: Discourage any discrimination in the housing market and in assisted housing programs on the basis of race, color, national origin, religion, sex, marital status, age (except in elderly housing), disease or disabilities.

Objective HE-4.5: Minimize demolitions or conversions to multi-family occupancy of housing units with three or more bedrooms. Where practical, encourage the relocation of housing which is displaced by new development.

Objective HE-4.6: Promptly investigate all cases of substandard farmworker housing under County jurisdiction. As resources permit, enforcement proceedings should attempt to abate unsafe conditions and to bring lawfully-constructed units up to code standards so that they remain available for occupancy.

Objective HE-4.7: Maintain the number of beds available in emergency housing facilities as indicated in Table HE-23 on page 142.

The following policies, in addition to HE-3g, HE-3h, and HE-3i on page 135 shall be used to accomplish these objectives:

HE-4a: Utilize to the extent possible available state and federal programs which provide financial assistance to reduce the costs of developing housing for the elderly. Such financial assistance may include below market interest rate loans, greater loan-to-value ratios, or other types of assistance.

HE-4b: Review residential development proposals to enforce accessible housing requirements of state law, and to encourage maximum use of accessible design in projects not subject to state requirements.

HE-4c: Continue to support the efforts of SCRIMS, the California Department of Fair Employment and Housing, and professional associations to enforce anti-discrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.

HE-4d: Discourage the demolition or conversion to multi-family occupancy of units having three or more bedrooms, unless either the unit is found to be substandard and not suitable for rehabilitation upon inspection by the County Building Department; or conversion of the unit to multi-family occupancy is intended to meet the housing needs of special needs groups, as determined by the Planning Director.

HE-4e: Place priority on assistance to large families in utilizing federal programs which provide financial assistance to households for the purpose of paying a portion of housing expenditures.

HE-4f: Encourage construction of new housing for occupancy by farmworkers. The highest priority is for year-round family housing and the second priority is housing for transient single-persons. Restrict any multi-family housing which is intended for year-round occupancy by farmworkers and their families to locations which are served by public water and sewerage systems. Housing intended for seasonal occupancy by farmworkers may be permitted in rural locations which are accessible to agricultural lands, pursuant to Ordinance No. 4166. Where feasible, provide assistance to organizations in providing new

farmworker housing. Work with the agricultural industry to develop standardized plans for the construction of units for year-round occupancy by full-time agricultural employees.

HE-4g: Farmworker housing code enforcement activities shall be intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully-constructed farmworker housing units.

HE-4h: Encourage the Codes and Standards Division of the State Department of Housing and Community Development to enforce state standards for employee-occupied housing within Sonoma County.

HE-4i: Provide financial assistance to agencies which provide emergency housing. The purpose may be to expand the number of units or the number of beds. Assistance may be provided from state or federal program sources. Assistance may be provided to secure transitional housing as well as overnight shelter for both individuals and families.

HE-4j: The Sonoma County Department of Mental Health shall continue to work toward providing housing appropriate to meet the special housing needs of its clients. The Mental Health Department currently provides funding for staff support and operation of Opportunity House, a 12-bed facility operated by Community Support Network.

HE-4k: Continue to work with the state initiated housing committee for the developmentally disabled, which is currently working with North Bay Regional Center to provide additional affordable housing for this population group.

HE-4l: To promote affordable housing units which are accessible to the physically disabled, where rental projects are required by state law to provide more than one unit equipped for physically disabled persons, the County will require that at least one out of every two such units be affordable in accordance with the requirements set forth in Section 3.1.

HE-4m: Continue to support the Young Women's Christian Association which presently operates a facility that provides a 22-bed emergency shelter for women and their children who are victims of domestic violence.

HE-4n: The Family Services Agency shall continue to support providers of housing for persons diagnosed as HIV positive or with AIDS who are no longer able to live in other housing. Additionally, enforce the ordinance prohibiting housing discrimination against people with AIDS or who carry the AIDS virus.

HE-4o: Mobile home parks provide a significant housing opportunity for the elderly retired on a fixed income. To insure the complete evaluation of any proposed conversion of a mobile home park, consider adopting a new zoning district for mobile home parks. Once applied to a mobile home park, any proposed conversion to another use then requires rezoning, which will provide an appropriate forum for evaluation of such a request. Enforce the requirements for conversion of mobile home parks set forth in the Government Code, Section 65863.6 et seq. in the evaluation of a request for conversion of a mobile home park. Continue to enforce the provisions of the County's Mobile Home Park Rent Stabilization Ordinance.

HE-4p: Permit housing for persons or families who are in a transition from a homeless shelter to permanent housing in all urban residential categories subject to the following:

- 1) That the occupancy of such dwellings shall not exceed the types of housing allowed by the general plan in Land Use Element Section 2.2.1, nor shall the character of the dwelling used for such purposes be inconsistent with the character of the housing types expressed in the general plan and zoning ordinance. The construction of new dwellings for such purposes shall conform to the provisions of the Sonoma County Code.
- 2) That each transitional housing unit or apartment building be supervised by a full-time resident manager.
- 3) The public agency administering the funding of such housing shall not authorize funding to any project within 300 feet of any existing transitional housing project.

TABLE HE-24

EMERGENCY SHELTERS FOR THE HOMELESS
IN SONOMA COUNTY

NAME	LOCATION	POPULATION SERVED	NUMBER OF BEDS PROVIDED
PEO	Chanate Road Santa Rosa	Women and Children	10
PEO	Rincon Valley	Families	12
Family Services Agency	Santa Rosa	HIV/AIDS	6
CSN	Opportunity House	Mentally Disabled	12
CSN	De Turk Santa Rosa	Mentally Disabled	8
Vietnam Veterans	Santa Rosa Avenue (Starlite)	Families	60
Catholic Charities	St. Rose Hospital	Families	130
Social Advocates For Youth	Casa del Say Santa Rosa	Youth	6
YWCA	Sonoma County	Women and Children	22
North County Community Services	Healdsburg	All	4
North County Community Services	Cloverdale	All	5
Redwood Gospel Mission	Santa Rosa	Single Men	30
Manna House	Sonoma County	Women with Children	13
Petaluma Armory	Vallejo Street Petaluma	Adults without children when temperature is below 50 degrees F or 50% chance of rain	
COTS	Petaluma	Family	47
COTS	Petaluma (Opening up city- owned building)	Women and Children	35
TOTAL AVAILABLE BEDS		444	

HE 4q: Continue to work with the Cities and non-profit groups in supporting homeless shelters through the Federal Emergency Shelter Grant Program. The County hereby designates the facilities listed in Table HE-24 on page 150 as emergency shelters for the homeless in Sonoma County.

7.0 THE SONOMA COUNTY HOUSING PROGRAMS: 1990-95

Program objectives are based on conservative estimates of available resources over the program period. Program time frames reflect fiscal years (July 1 - June 30). Implementation time frames are indicated in parenthesis () following the program description.

Housing Element Program 1: General Plan Data Update

Program Description: Review housing unit data based on County Assessor's records and the 1990 census. Reconcile the data and use it to evaluate and revise the housing and population projections currently contained in the general plan. This program may also include consideration of an increase in the densities for affordable housing, subject to the provisions of HE-2d on page 128 and Land Use Element policy LU-1c on page 31.

Responsible Agency: Planning Department

Implementation: (1992-93)

Housing Element Program 2: Coastal Plan Update

Program Description: The Coastal Plan, adopted in 1980, requires replacement of low- and moderate-income housing units that are demolished, and prohibits condominium conversions unless they provide a "greater affordable housing opportunity". This program would establish guidelines for determining the feasibility of replacing low- and moderate-income and any exemptions to a replacement requirement of units proposed for demolition or conversion.

Responsible Agency: Planning Department.

Implementation: (1994-95)

Housing Element Program 3: Urban Land Monitoring Program

Program Description: This program has two objectives which relate to housing: (i) identification of the number, location and development potential of all vacant housing sites in urban service areas, including surplus government-owned property; and (ii) maintenance of the resulting data base by monitoring the location of residential development approvals. These measures will enable staff to evaluate existing and projected housing, infrastructure and public service needs in relation to available sites and provide a useful source of information for housing developers in reviewing and selecting potential sites.

Responsible Agency: Planning Department.

Implementation: (1990-95)

Housing Element Program 4: Annual Report on Wastewater Management Services

Program Description: Compile and maintain the following data on facilities in each sanitation district which is located within the unincorporated portion of the county: (i) dry weather design capacity; (ii) average daily dry weather flows; (iii) wet weather design capacity; (iv) average daily wet weather flows; (v) storage capacity; (vi) effluent disposal capacity and; (vii) district boundaries and sphere of influence which will be compared with projections of housing needs in each urban service area, providing an annual overview of the ability of each area to accommodate growth.

Responsible Agencies: Planning and Public Works departments.

Implementation: (1992-93)

Housing Element Program 5: Second Dwelling Unit Ordinance and Monitoring Program

Program Description: This program includes review of the current ordinance concerning second dwelling units to consider incentives to promote construction of second units, including additional floor area; and to

consider precluding construction of second units in certain areas based on environmental constraints, including scarce groundwater availability on the parcel where the second unit is proposed.

Responsible Agency: Planning Department.

Implementation: (1992-93)

Housing Element Program 6: Housing Opportunity Areas

Program Description: Preparation of an ordinance implementing the county's policy for Housing Opportunity areas.

Responsible Agency: Planning Department and Community Development Department

Implementation: (Scheduled for adoption with the Housing Element)

Housing Element Program 7: Infill Development

Program Description: Preparation of an ordinance to implement the county's policy for infill development.

Responsible Agency: Planning Department.

Implementation: (Scheduled for adoption with the Housing Element)

Housing Element Program 8: Community Development Committee

Program Description: The Community Development Committee shall continue its responsibilities of monitoring the implementation of the 1990-95 Housing Programs. This would entail discussion of and response to: i) possible cuts in state or federal programs cited in the 1984-90 Housing Program; and ii) possible new opportunities for housing production, rehabilitation or conservation that may arise during the 1990-95 program period.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 9: Density Bonus Ordinance and Monitoring Program

Program Description: This program will include preparation of a zoning ordinance amendment incorporating changes in state law concerning the density bonus policy set forth in Policy HE-2d (Planning Dept.), and continuation of the monitoring system tracking the number and locations of residential projects using the density bonus (Community Development Commission). The program will establish maximum rents to be charged for the affordable units in rental projects, establish maximum sales prices for the affordable units in an ownership project in accordance with the approval of the Community Development Commission, and administer the contractual agreements between the County and the developer.

Responsible Agencies: Planning Department and Community Development Commission.

Implementation: (Density Bonus Ordinance: 1991-92)

(Monitoring Program: Ongoing)

Housing Element Program 10: Administration and Coordination of Assisted Housing Programs

Program Description: The Commission shall continue to administer all County-sponsored housing assistance programs, and provide administrative services to all cities in the county except Santa Rosa for the following programs: (i) the Community Development Block Grant program; (ii) the mortgage revenue bond programs; (iii) the Section 8 rent subsidy program; (iv) the federal emergency shelter grants program; and (v) the Redevelopment Agency's 20 percent housing set-aside funds program, and (vi) any new state, federal or local program which may become available.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 11: Housing Mediation and Referral Services

Program Description: Currently, Sonoma County Rental Information and Mediation Services (SCRIMS) provides voluntary mediation and referral services in case of alleged housing discrimination and for tenant-landlord disputes. This program invites voluntary non-binding mediation in cases of rent increases alleged

to exceed increase in the cost of owning and maintaining rental property, and notification to appropriate apartment owners associations of all reported instances of excessive rent increases.

Responsible Agency: Sonoma County Rental Information and Mediation Services (SCRIMS).

Implementation: (Ongoing)

Housing Element Program 12: Mortgage Revenue Bond Program

Program Description: The Community Development Commission will continue to administer the mortgage revenue bond programs for the county and all incorporated cities except Santa Rosa including the provision of technical assistance to cities, over the 1990-95 program period.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 13: Farmers Home Administration (FmHA) Loans (Section 515)

Program Description: This FmHA program provides construction and permanent financing for multi-family rental housing for low- and moderate-income households in designated rural areas. Interest rates can be as low as one percent but all units financed must be occupied by lower-income households. Eligible rural areas in unincorporated portions of the county include Windsor, the Russian River area, Geyserville, the Sonoma Valley and coastal areas. Both private and non-profit agencies may apply for such funding.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 14: Farmworker Housing

Program Description: This program will use funding from two sources: the FMHA Section 514/516 program provides a combination of grants and loans to finance construction, rehabilitation or acquisition of rental housing for farmworkers in designated rural areas. Loans are at 1% interest and are repaid over a 33-year term. The State Farmworker Grant program provides funds for land acquisition and site improvements to non-profit and governmental agencies.

Responsible Agencies: Community Development Commission and Burbank Housing Development Corporation.

Implementation: (Ongoing)

Housing Element Program 15: Farmers Home Administration (FmHA) Self-Help Housing Loans

Program Description: This FmHA program provides construction and purchase financing for owner-built and -occupied housing in designated rural areas. Loans are available at rates as low as one percent to lower income households, who provide most construction labor under the supervision of technical advisers. Since most projects are initiated by non-profit sponsors, developer profit and overhead costs are eliminated. Labor contributed by assisted households constitutes the down payment.

Responsible Agencies: Community Development Commission and Burbank Housing Development Corporation.

Implementation: (Ongoing)

Housing Element Program 16: HCD Rental Housing Construction Program

Program Description: This program, administered by the state Department of Housing and Community Development, provides 3 percent loans for the development of rental housing. Additional rent subsidies may be sought from other sources (e.g. HUD Section 8 Rental Assistance).

Responsible Agencies: Community Development Commission and Burbank Housing Development Corporation.

Housing Element Program 17: HUD Section 8 Rent Subsidies (Existing Housing)

Program Description: This program provides rent subsidies to very low-income households which make

up the difference between the "fair market rent" of a unit (as determined by HUD) and each household's "affordable" rent (30 percent of household income). In 1990 the Commission (County Housing Authority) was administering over 1500 units. If funding is available, the county will continue to administer the funds for as many units as such funding will support.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 18: HUD Section 8 Rent Subsidies (Moderate Rehabilitation)

Program Description: This program will result in rehabilitation of rental units by increasing the "fair market rent" of a unit following rehabilitation. Units are then occupied by very low-income households, whose rents are subsidized as described under Program 21 (Section 8 Existing Housing). The county will support an application for such funds in accordance with the quantified objectives for this program.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 19: Article 34 Referendum

Program Description: Article 34 of the California Constitution requires voter approval of a referendum before a local government can build housing for very low-income renter households where public funds are used. Sonoma County voters approved such a referendum for 400 housing units in 1980, but the wording of the referendum precluded use of funds from HUD programs. A new referendum without the funding limitations of the 1980 ballot measure could be prepared.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 20: Conversion of Apartment Units to Condominium and Planned Developments

Program Description: Refinement of the current zoning ordinance implementing the county's policy for a housing affordability component in any such proposal to convert apartments to condominiums or planned developments.

Responsible Agency: Planning Department and Community Development Commission

Implementation: (Scheduled for adoption with the Housing Element)

Housing Element Program 21: Requirement for Minimum Development of Medium or High Density Areas.

Program Description. Preparation of an ordinance to implement the county's policy for maximizing the use of land in medium and high density areas.

Responsible Agency: Planning Department.

Implementation: (Scheduled for adoption with the Housing Element)

Housing Element Program 22: Review of Development Fees.

Program Description: This program will result in a review of all County ordinances which propose the enactment of residential use development and impact mitigation fees by the County Board of Supervisors, to consider the required fees for housing to insure that the fees do not exceed the cost of mitigating the actual resulting impact and to establish criteria for reductions or waivers in fees for affordable housing which meets the requirements set forth in Section 2.1. and policy HE-2g on page 128.

Responsible Agency: Planning Department.

Implementation: (1992-93)

Housing Element Program 23: Purchase of Assisted Affordable Housing

Program Description: Use of existing program funding sources to purchase and manage assisted affordable

units that will become eligible for conversion to non-affordable status.

Responsible Agency: Community Development Commission; Burbank Housing Development Corporation.

Implementation: (1991-95)

Housing Element Program 24: Standardized Plans for Year-Round Farmworker Housing

Program Description: This program will involve the preparation of plans that could be used by agricultural employers who wish to provide permanent farmworker housing for year-round employees without having to prepare engineered or otherwise professionally designed plans for submittal to the Building Inspection Department to obtain a permit (the standardized design would constitute a "pre-approved" plan for such construction).

Responsible Agencies: Building Inspection, Public Health, Planning

Implementation: (1991-92)

Housing Element Program 25: HUD Section 202 Loans

Program Description: This program provides low-interest financing for the construction of non-profit rental housing for elderly and handicapped households, and provides rent subsidies for eligible residents. If funding is available at current levels, the county will support financing of up to 300 units in the 1990-95 period.

Responsible Agency: Community Development Commission and Burbank Housing Development Corporation.

Implementation: (1991-95)

Housing Element Program 26: HUD Section 8 Rent Subsidies (Aftercare)

Program Description: A portion of Section 8 funds administered by the Community Development Commission are reserved for households with handicapped members. These include individuals with developmental, mental or physical disabilities. Other than this eligibility restriction, the operation of the program is the same as Section 8 Existing Housing. The county estimates that 50 households will be able to be served by this program during the 1990-95 period.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 27: Abatement of Substandard Farmworker Housing

Program Description: This program would result in the enforcement of codes relating to farmworker housing under county jurisdiction (e.g. health, housing and construction codes).

Responsible Agencies: Building and Public Health Departments; County Counsel.

Implementation: (Ongoing)

Housing Element Program 28: Shared Housing Information Service

Program Description: The Commission currently provides advertisement in the local newspaper and a message board service for persons seeking shared housing opportunities. This program consists of the continued provision of this service.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 29: Farmworker Housing Needs Assessment

Program Description: The county co-sponsored a study of farmworker housing needs with the City of Healdsburg, prepared by the Burbank Housing Development Corporation. This effort focused on the North County area and can serve as the basis for similar assessments in other areas of the county. The recommendations contained in the study should be implemented and, where appropriate, expanded to countywide farmworker housing development.

Responsible Agencies: Community Development Commission
Burbank Housing Development Corporation.
Implementation: (1991-95)

Housing Element Program 30: Emergency Shelter and Transitional Housing Mandate Program.

Program Description: Establishment of an annual monitoring program to evaluate the effectiveness of the Emergency Housing and Transitional Housing Programs.

Responsible Agencies: Community Development Commission and
Ad Hoc County Homeless Committee
Implementation: (Annual 1991-95)

Housing Element Program 31: Emergency Shelter Program

Program Description: The Community Development Commission administers federal emergency shelter grants funds which are received by the County as an entitlement community. These McKinney Act funds are used by non-profit agencies administering emergency shelters. A program focusing on continued counseling and services to families will enable tracking of families to reduce the "revolving door" and will provide families with the skills needed to prevent recurring homeless situations.

Responsible Agency: Community Development Commission and Human Services Commission
Implementation: (Ongoing)

Housing Element Program 32: Code Enforcement

Program Description: These agencies currently enforce adopted health and construction codes. This program consists of the ongoing inspection and resolution of all reported cases of substandard housing.

Responsible Agencies: Building and
Public Health Departments.
Implementation: (Ongoing)

Housing Element Program 33: Redevelopment Projects

Program Description: This program includes the administration of redevelopment plans, funds and housing assistance programs in project areas within the three designated redevelopment project areas - Roseland, Windsor and Sonoma Valley. State law mandates that 20 percent of tax increment funds generated by redevelopment be used to address the needs of very-low, low- and moderate-income households. These funds may be used for rehabilitation of existing housing, site acquisition, construction of new housing units, and construction of streets, curbs, sidewalks and other public facility improvements. The county is currently preparing a plan for the expenditure of the L&M funds as identified in Section 5.3.3, and will support an application or sponsor projects consistent with disbursement plan.

Responsible Agency: Community Development Commission.
Implementation: L&M Disbursement Plan (1992-93);
Disbursement of Funds: (1993-95)

Housing Element Program 34: HUD Rental Rehabilitation

Program Description: The HUD program provides up to 50 percent of the funds needed to rehabilitate substandard rental units, in exchange for making rehabilitated units available for very low- and low-income households receiving Section 8 rent subsidies.

Responsible Agency: Community Development Commission. 150 units is the quantified objective for the 1990-95 period.
Implementation: (Ongoing)

Housing Element Program 35: Owner-Occupied Rehabilitation

Program Description: The County currently provides rehabilitation loans and grants to lower-income households living in substandard units in specific unincorporated areas identified in Figure 1-8. These

activities are financed by CDBG funds, so the county has more discretion regarding their use than is possible with the categorical state and federal programs. This program provides for the continued origination and administration of rehabilitation grants and loans over the 1990-95 program period. 275 units is the quantified objective for this program during the 1990-95 period.

Responsible Agency: Community Development Commission.

Implementation: (Ongoing)

Housing Element Program 36: Revise Development Standards

Program Description: This program will involve the impaneling of a committee of staff and building industry representatives which will be responsible for evaluating the county's current construction design standards with respect to the effect of those standards on the cost of housing. The committee will then evaluate alternative standards that will achieve the intended purpose of the current standards but which are more cost efficient, and report their findings to the Board of Supervisors. The Board of Supervisors will then consider adopting the alternative design standards recommended by the committee.

Responsible Agencies: Planning, Building and Health, Fire Services, Regional Parks and Water Agency

Implementation: (1992-93)

Housing Element Program 37: Mobile Home Park Zoning

Program Description: Preparation of a report and an ordinance concerning the enactment of a new base or overlay zoning district limited to the development and use of mobile home parks.

Responsible Agency: Planning Department

Implementation: (1992-93)

Housing Element Program 38: Industrial Employee Housing.

Program Description: Preparation and consideration of an ordinance establishing criteria for industrially designated and zoned areas, permitting employee housing which housing is affordable (pursuant to Housing Element Section very-low, low, and moderate income households.

Responsible Agency: Planning Department

Implementation: (1992-93)

Housing Element Program 39: Commercial-Industrial Density Bonus.

Program Description: Preparation and consideration of an ordinance establishing a density bonus for commercial and industrial areas where affordable housing is included as a mixed use.

Responsible Agency: Planning Department

Implementation: (1993-94)

Housing Element Program 40: County-Wide Housing Plan/City-Centered Growth.

Program Description: Establishment of a committee composed of county and city officials to develop a county-wide plan for housing for adoption by the county and each of the respective cities, as discussed in Housing Element Policy HE-1d on page 116.

Responsible Agency: Planning Department

Implementation: (1992-94)

APPENDIX "A"**TYPE C DETACHED HOUSING****DESIGN STANDARDS****A. Lot Configurations and Sizes Required**

In all developments, lot configurations may include, but are not limited to, zero lot line lots, angled Z lots, zipper lots, alternate width lots, quad lots, and motor court lots. Lot sizes may range from 2000 to 6000 square feet or more. A variety of lot configurations and lot sizes are required for projects larger than three acres in size.

B. Standards for Allowable Unit Square Footage

Allowable house size shall be based on lot square footage for the single family lots only. Actual house sizes, as well as lot sizes, in a proposed development plan may vary so long as the averages shown in the table below are maintained. House size refers to the gross living area of the primary dwelling only (storage sheds, garages, carports, covered patios, and second dwelling units are not included in the gross living area).

Average Lot Size	2000	2500	3000	3500	4000	4500	5000	5500	6000
Average House Size	1000	1100	1200	1300	1400	1500	1600	1700	1800
SQUARE FEET (can be interpolated)									

HOW TO USE THE TABLE:

The first step is to determine the average lot size of the single-family lots in the proposed development. The next step is to determine the allowable average house size of the single family dwellings in the proposed development. The Average house size shall not be greater than shown in the above table.

C. Subsequent Expansions or Additions

Subsequent expansions or additions to dwelling units and the construction of second dwelling units not shown on the development plan may be permitted by Use Permit Waiver, approved by the Department of Planning, provided any proposed expansion is in compliance with the provisions of subsections D through J of this section.

D. Setback Requirements

No minimum setbacks are required except as provided for in this section and those necessary to meet the private open space requirements set forth in Section E below.

Setbacks for all proposed and possible future buildings or possible additions to proposed buildings shall be shown on the development plan.

Front yard setbacks shall be varied.

The garage or carport front, when the entrance faces the street, shall be not less than 20 feet to the rear of the public sidewalk, or 20 feet from the property or adopted street plan line, whichever is a greater distance from the edge of pavement of the street.

E. Private Open Space Requirement

All single family lots shall provide a minimum of 400 square feet of usable private open space.

F. Maximum Building Height

Main Building	35 feet
Accessory Structures	15 feet

G. Maximum Lot Coverage: 65 percent

H. Parking Requirement - Single Family Houses

1. Four parking spaces shall be provided for each single family house, one of which must be on site and covered, and another of which must be on a public or private street. The remaining two spaces may be on or off street, and may be tandem and compact.
2. The Planning Commission, or Board of Supervisors, by resolution may allow fewer than four parking spaces for each single family dwelling when the development's design incorporates non-automobile modes of transportation, such as pedestrian and bicycle pathways or transit facilities. The Planning Commission or Board of Supervisors may require more than four parking spaces when the design of the development is oriented solely toward motor vehicle transportation as determined by the commission or board.

I. Parking Requirement - Second Dwelling Unit

One additional on site parking space shall be provided for a second dwelling unit which may be covered or uncovered and may be tandem and compact.

J. Design Review

The tentative map for each project proposed under these standards shall be subject to preliminary design review prior to action on the tentative map by the advisory agency, in the manner provided for in Article XLI; and the comments of the Design Review Committee shall be submitted to the advisory agency for consideration of the tentative map. The advisory agency may, as a condition of approval of a tentative map for such project, require that the applicant obtain final design review of the project by the committee.